

Fayetteville Street Historic District Preservation Plan

Durham Historic Preservation Commission

and

Durham City-County Planning Department

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Adopted August 7, 2000

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Introduction

Overview

The Fayetteville Street neighborhood, as a reflection of the former Hayti area of Durham and the adjacent North Carolina Central University, is an important historic resource for our community. The neighborhood includes an eclectic mix of residential structures from the early decades of the Twentieth Century which exemplify a broad range of housing types and styles found throughout Durham and particularly those of Durham's African American community. The range of notable buildings in the area includes National Register properties such as the Scarborough House and the Stanford L. Warren Library as well as more modest homes and a number of Durham's earliest and most unique residential duplexes. The destruction of most of the Hayti community in the name of urban renewal several decades ago and the increasing development pressures on the neighborhood make historic designation and the accompanying regulations one of the last opportunities to protect this area. The designation of Fayetteville Street as a local Historic District, as suggested in the *South Central Durham Plan*, will help to preserve the architectural integrity and cultural significance of one of Durham's most important historical assets.

The Fayetteville Street Historic District Preservation Plan includes the history of the District, the need for the District, the preservation goal for the District and policies and recommendations to achieve the goal. The first section contains an overview of the Plan and an explanation of National Register Districts and local Historic Districts. The Durham Historic Preservation Commission and certificates of appropriateness are also discussed. The second section outlines the history of the area, the proposed local District boundaries and an assessment of the collected inventory data. The next section is the Historic Preservation Strategy, which examines the goal, policies and implementation recommendations for preserving the historic integrity of the District. Section four contains principles and review criteria for restoration, new construction and landscaping. This section also defines pertinent architectural terms. The Appendix includes a copy of the Historic District Overlay Zone regulations from the *Durham Zoning Ordinance* and other reference materials.

National Register Historic Districts

Numerous properties in Durham have been listed in the National Register of Historic Places. Along with individual listings, a number of areas in Durham have been listed as National Register Historic Districts. The designation of a National Register District is an honor that recognizes the district's historic importance. The designation also means that any Federal or State funded project in the District must be reviewed to assess the project's effect on the historic area. Federal and state tax credits are also available for certain district properties. Owners of National Register properties should contact the North Carolina State Historic Preservation Office in Raleigh (919) 733-6545 for further information regarding these credits. In the future, National register status may be sought for the Fayetteville Street area; however, the purpose of this document is to designate the area locally. Map 1 shows the National Register Historic Districts in Durham.

Local Historic Districts

The local Historic District Overlay Zone was created by the Durham City Council to provide a local means of protection for Durham's historic areas. This zoning classification can be applied to neighborhoods of historic importance and supplements the underlying zoning of the property. The North Carolina enabling legislation (G.S. 160A.400.1 through 400.14, Historic Districts and Landmarks) permits municipalities to create an overlay zone and a Historic Preservation Commission to review all exterior modifications, planned demolition and new construction within a local District. A Historic Preservation Plan defines a preservation strategy for a district and provides the Commission with criteria and guidelines for their review of changes in the area. In Durham, the creation of a Preservation Plan is a requirement for designation of a historic district.

Once a local district has been designated, the property owners are required to receive approval, known as a certificate of appropriateness (COA), for any planned exterior changes to their property. The COA is required whether or not a building permit is necessary. Certain changes are allowed without approval such as routine maintenance, and some other changes can be approved administratively. It is the responsibility of the Commission to grant this approval.

Historic Preservation Commission

The *Durham Zoning Ordinance* establishes a nine member Durham Historic Preservation Commission as the review body to oversee the local historic districts in the City and County. The Commissioners, who serve overlapping terms of three years, are all required to be residents of Durham's City and County planning and zoning jurisdiction. The City Council appoints four members and the County Commissioners appoint five. The membership must include one registered architect; one realtor, developer or builder; one cultural or social historian; one lending institution representative or Attorney; and one landscape architect. The remaining five members are appointed in at-large seats. The body meets at regularly scheduled meetings on the first Tuesday of each month and for special meetings as needed.

It is the general responsibility of the Historic Preservation Commission 1) to advise the City Council or County Commissioners on the establishment of historic Districts and on their respective historic preservation plans; 2) to issue Certificates of Appropriateness for any exterior building or site modifications, new construction or demolition within local historic Districts; and 3) to educate the public about the community's historic resources and their preservation. In addition, the City Council has directed the Commission to review and advise on the historic appropriateness of rezoning petitions and other actions in National Register Districts. The Commission also may recommend to the City or County that a property be designated as a historic landmark.

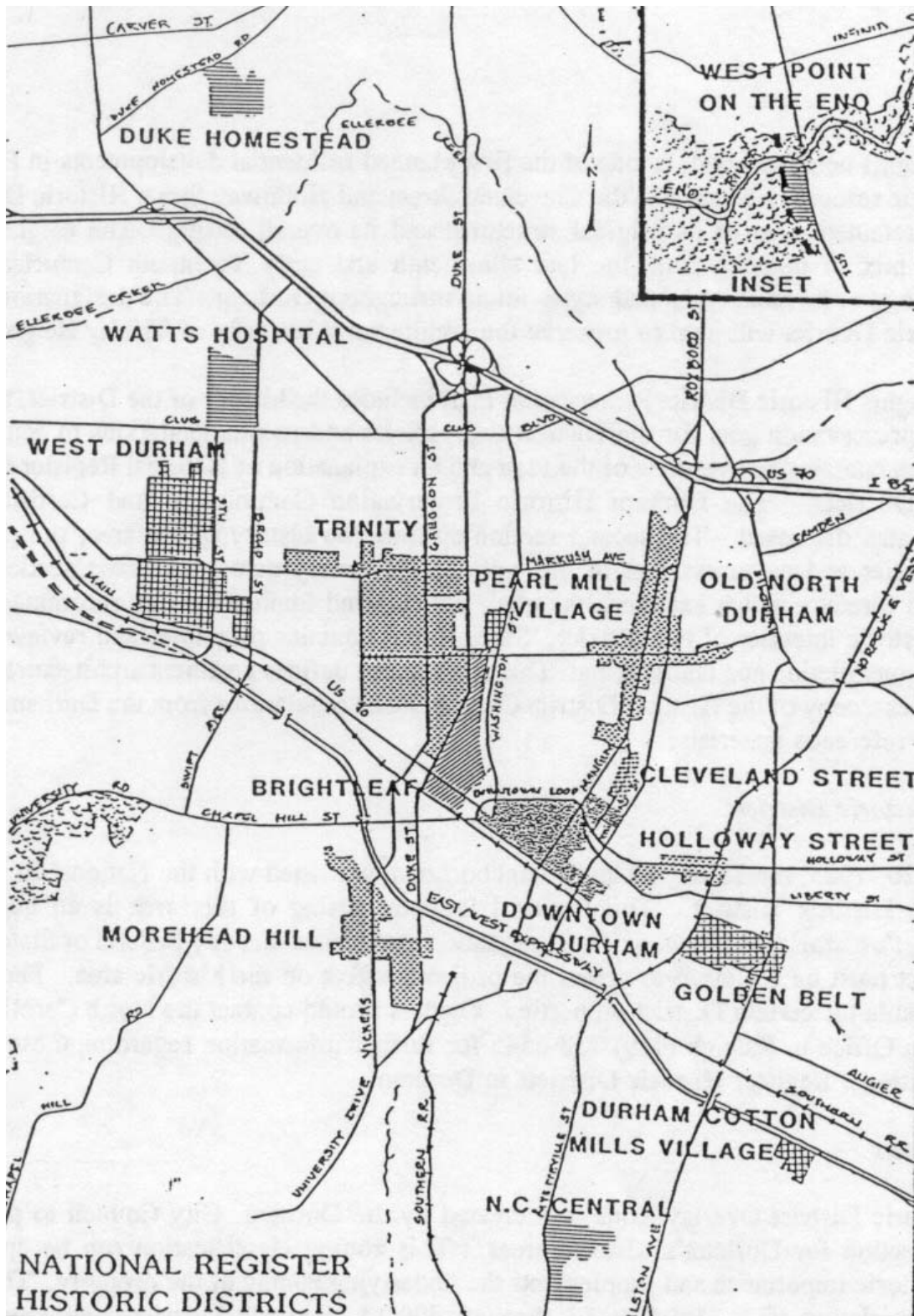
City Council, County Commissioners, Durham Planning Commission, City Staff

The City Council and the Durham County Board of County Commissioners, has established the Historic Preservation Commission and will appoint new members as the present members' terms expire or if a seat becomes vacant for other reasons. The City Council applies the historic district overlay zone and adopts an historic preservation plan to designate a local historic district. Prior to Council's action on designation, the Durham Planning Commission's Zoning Committee reviews and makes a recommendation to Council regarding the designation and preservation plan for the proposed district. The State Historic Preservation Office also makes a recommendation to City Council.

The City administration, primarily the staff of the Durham City-County Planning Department, is responsible for providing staff assistance to the Historic Preservation Commission. The staff produces the preservation plans for proposed historic Districts, processes applications for Certificates of Appropriateness, maintains the City's and County's Certified Local Government status and provides the

Commission and the public with technical assistance. The staff is the first contact for applicants and can assess the need for a COA or other kind of approval. Certain changes in historic districts are routine maintenance items and need no approval. Other minor alterations may be approved administratively by the designated Planning staff person. The Commission will approve a list of items individualized for each district that staff may approve administratively. Further information about the Commission, staff and regulations may be found on the Durham Planning Department's web site www.ci.Durham.us/planning/historic.html.

Map 1, National Register Districts Boundaries



Fayetteville Street Historic District Inventory

This section of the Fayetteville Street Historic District Preservation Plan includes the history and architecture of the District, a description of the local District's boundary, and the inventory and analysis of the District today.

History of District

Early History

No history of the Fayetteville Street area could be complete without a look at the people and events that shaped the City of Durham and, particularly, downtown and Hayti. From the 1840's, when Dr. Bartlett Durham built his estate in what is now Durham's central business district, until the early years of the twentieth century, Durham experienced rapid growth. The completion of the North Carolina Railroad Company line in 1854 provided the means for Durham's agricultural and manufactured products to reach both ends of the State. A steady growth in population and buildings for the area accompanied the railroad. By 1860, an academy, a hotel, stores trade shops, saloons, and several tobacco factories were scattered in and around present-day downtown Durham. Farming was the primary use of the remainder of land around downtown Durham, including the area that soon became known as Hayti. Early owners of this land included Malbourne Addison Angier who was a partner of Dr. Durham in a general store in downtown and who later was elected as a Durham magistrate.

The Civil War curtailed any new growth temporarily, but the hamlet of Durham was already established and provided the foundation for future growth. Although Durham saw no direct military action during the Civil War, the end of that war can be credited for the remarkable growth that followed. The surrender at Bennett's Farm (west of Durham) of the North Carolina troops brought numerous Union and Confederate soldiers to the hamlet. J.P. Green's tobacco factory, previously built and owned by R.F. Morris and located on land purchased from Dr. Durham, provided a diversion for the numerous troops waiting for the terms of surrender to be negotiated. The soldiers returning home spread the word about the quality tobacco they found in Durham. Soon, tobacco orders came to J.P. Green from all over the reunited nation, and the growth of his company set the stage for Durham's development as a major agricultural and manufacturing town.

Durham was incorporated in 1869, and the years that followed brought phenomenal growth to the City. New factories, commercial enterprises and public institutions began to supply the demands of the stream of new residents. The population of Durham sprang from 200 in 1869 to 2,000 in 1880 and doubled to 4,000 in 1890. During the post-Civil War years, the people who would shape the future of the City opened businesses and built their homes in Durham. Along with the shop owners, merchants and tobaccoists who made Durham their home, laborers were coming to the new city as well. The birth of the area known as Hayti began after the war, around the time of Durham's incorporation as a result of the jobs being created. Hayti was the black

settlement that arose southeast of Downtown and just outside the City limits. It was generally located along Fayetteville Street from Pettigrew Street to Umstead Street on the south. After the Civil War, a number of cities and towns had commercial and residential areas, which were predominately black oriented. The name “Hayti” became a generic term for these areas for mapmakers of the era, even when another name existed. The Hayti area of New Bern, North Carolina is an example of this. Perhaps this is why Hayti became the official name of the area in Durham, which in the early decades of the Twentieth Century became the center for black capitalism in the south. Theaters, hotels, a hospital, educational facilities and the accompanying commercial uses were all ultimately part of the Hayti community. In the earlier years, Hayti developed along with the creation of several important institutions that helped solidify the community.

Churches have long played a cultural and social role along with their spiritual one in black communities, and two early churches were at the center of Hayti society. It was also in 1869, the year of Durham’s incorporation, that St. Joseph’s A.M.E. Church was organized and helped the formation of the Hayti community. The Rev. Edian D. Markum (later the spelling of his name was changed to Markham) began the church, first known as Union Bethel, with a handful of men. They made a purchase of the land owned by Minerva Fowler at the northern end of Fayetteville Street. A “brush arbor” shelter built on this land served as the first sanctuary until a more permanent log house was constructed. It was in this structure that Reverend Markum opened (and taught) the first black school in Durham, setting the stage for the educational heritage of this area that culminated in the establishment of North Carolina Central University. Early members of the church included John Merrick – founder of North Carolina Mutual Insurance Company and Dr. Stanford L. Warren.

The existing St. Joseph’s building and adjoining complex, now known as Hayti Heritage Center, was constructed at 804 Fayetteville Street on the prominent site of the original brush arbor. The St. Joseph’s A.M.E. Church building represents one of Durham’s finest architectural landmarks, and it is indicative of the rich history of Hayti and Fayetteville Street. The congregation, which now was headed by Reverend George Hunter, outgrew their earlier buildings and began the construction of this structure in 1891. Those who donated to the fund to build the church included Washington Duke and Julian S. Carr. Also, it is believed that Duke was responsible for retaining the noted Philadelphia architect Samuel Linton Leary to design and supervise construction of the structure. Leary was the architect who designed the main building for Trinity College (Duke University), and who built his own home in East Durham at 809 Cleveland Street (Leary-Coletta House). Brick makers, Richard Fitzgerald and his brother Robert supplied the bricks for the monumental church building. Richard Fitzgerald was one of the earliest black businessmen in Durham operating out of his brickyard just north of Lyon Park and south of the Duke East Campus. As his business grew, he became the preeminent brick maker in all of Durham.

St. Joseph’s A.M.E. Church’s 1891 building was placed on the National Register of Historic Places in 1976. The style of the building, as noted in the National Register nomination, is “Richardsonian Romanesque” with Gothic and Neoclassical architectural elements. The most prominent detail is the church’s tall, square tower with a pyramidal spire that rises above all other structures in the area. Other important features include the stained glass windows, including two with images of Washington Duke and Julian S. Carr, and the cast iron finial at the top of the spire. The interior features a dramatic pressed tin ceiling and an elaborate pipe organ. The congregation moved to another facility in 1975, and the building was saved and renovated through the St. Joseph’s Historic Foundation. As indicated in the National Register nomination report, the building was a center in the Hayti community that “contributed significantly to commercial,

cultural and educational life of blacks in North Carolina and the South”. It remains today as the last authentic physical reminder of early Hayti.

While St. Joseph’s grew and increased in importance in the community, another church followed a parallel path. White Rock Baptist Church began in 1866 (this date is found throughout church literature, in contrast to other sources which suggest 1875) with services conducted by Reverend Samuel Hunt in the home of Mrs. Margaret Ruffin Faucette. Mrs. Faucette was credited with giving the first dollar for a new building fund. The first building constructed to provide a new home for the church was a small frame structure once located at Pettigrew and Coleman Streets. It is believed that this building, no longer standing, was constructed in the late 1870’s. In the 1896, White Rock Baptist Church moved to a new building at the intersection of Fayetteville and Mobile Streets, and again, Washington Duke was a major contributor. This building and its one thousand-seat sanctuary served the congregation until their current facility at 3400 Fayetteville Street (south of the Fayetteville Historic District) was constructed in the 1970’s. White Rock Baptist Church was the home church of numerous influential citizens in Durham including Charles Clinton Spaulding and Dr. Aaron M. Moore executives of the North Carolina Mutual Life Insurance Company. N. C. Mutual continues today as the largest black-managed financial institution in the world. Dr. Moore also served as the superintendent of White Rock Church’s Sunday school for twenty-five years.

Aside from prominent business and institutional leaders, the laborers and artisans who settled in Hayti helped to create the Hayti community that flourished in the latter part of the century. A number of craftsmen were notable in these early years of Hayti. Richmond Allen, for example was an early carpenter who was responsible for constructing many of the earliest houses in Hayti. It is known that Allen was building homes in Hayti as early as 1880, including the construction of his own home at 703 Grant Street in what was then the central part of Hayti. Another prominent carpenter was Wesley G. Thompson who worked for contractor Herbert Smith who was also responsible for a number of buildings in Hayti.

The earliest settlers were renters; however, land ownership shortly after the Civil War became an option for blacks in Durham. The land along Fayetteville Street and throughout the community was rapidly being purchased from the previous white owners after 1869. The former farming land was just outside the City limits of Durham and provided a convenient and relatively inexpensive area for the construction of homes for the labor force needed to work in the tobacco factories and related industries. Former slaves were drawn to the area to build their homes. Jean Bradley Anderson in her book *Durham county: A History of Durham County* recounts how many of the early land purchasers along Fayetteville Street were slaves from the Cameron plantation in northern Durham County. They included Charles Amey and his son Monroe Jordan, David Justice, Jasper Jones, and Cornelius Jordan. It was on Jordan’s 100 by 150 foot lot at Pettigrew and Coleman Streets that White Rock Baptist Church built its first building. Another black landowner was John O’Daniel who was a slave of the Carr family. O’Daniel purchased his land on Fayetteville Street in 1877 and lived there for the remainder of his life.

As the community and the churches were growing in these years preceding the turn of the Century, the Hayti commercial area was rapidly expanding. However, little is known about the earliest commercial establishments compared to records of the churches. Fayetteville Street was a prominent ridgeline in Durham, and it was the logical area in the community for businesses to locate. The earliest known commercial operations were generally found north of St. Joseph’s Church and consisted of a number of frame buildings. These buildings, as shown on early insurance maps, were typically one-story tall included a grocery and millinery shop as well as saloons, boarding houses and assorted other small establishments. In addition, around the turn of the Century, a two-story Masonic Hall was constructed. This hall later became the Electric Theater and still later the Rex Theater. The remainder of central Hayti at that time was generally

residential units, and these were primarily rental units. The better Fayetteville Street sites were reserved for the more prominent homes. One such home was that of Dr. Aaron Moore (Durham's first black pharmacist) which was built around 1900 at 606 Fayetteville Street. This Victorian home, and several others nearby, was among the more elaborate residences of both white and black business leaders in Durham at the end of the Nineteenth Century. Unfortunately, these homes were destroyed during the urban renewal projects of the 1960's along with most of Hayti. The new century brought dramatic change and growth to the area around the Fayetteville Street Historic District as well as the rest of the City of Durham.

1900 to 1920

The dawn of the Twentieth Century brought with it the continued expansion of the tobacco empires of Durham, an increasing number of new businesses, and rapid growth in population. Hayti and Fayetteville Street were finally annexed into the City limits in 1901, and the stage was set for a flourishing of the neighborhood. Its growth paralleled that of the western areas of the City, a boom time that resulted from economic actions taken in the 1890's. It was in 1892 that Benjamin Duke, George W. Watts and William Allen Erwin began an operation, which would dramatically increase jobs and the need for housing west of the City. Erwin Cotton Mills began operation in 1893; by the end of the century, around one thousand workers were operating the state-of-art machinery. The mill produced muslin for tobacco pouches initially; however, it was soon the south's first producer of denim. Before the mill was in operation, the company had begun construction of a vast mill village west of Broad Street and adjacent to the Trinity Heights neighborhood. By 1900, West Durham, as the area is known, included approximately 440 houses for the workers as well as many privately built homes. The success of the mill also spurred development of the commercial areas around Ninth Street. Development was also ignited in the eastern portions of the City in a similar way in the early years of the new century.

The North Carolina Life Insurance Company was actually opened for business in 1898 by seven men. The company was chartered by special legislation as the State's only black-owned insurance association. The first year was traumatic for the company, and it was reorganized in 1900 with John Merrick and Dr. A.M. Moore remaining as the last of the original seven partners. They hired C.C. Spaulding as general manager. The company prospered beyond all expectations and ultimately N.C. Mutual became the largest black-owned financial institution in the world. The company's influence, which continues today, has forever been melded into Durham's economic, social, educational and political history. The company expanded in the early years and began to invest in real estate, particularly in the areas around Hayti. The result was that the men who had built their fashionable home on Fayetteville Street were now buying adjacent land and developing the area for investments. For example, part of their business was the recycling of building materials from the demolition of older buildings. Rental residential properties, where recycled materials were primarily used, as well as commercial enterprises were being built throughout minority areas, including Fayetteville Street, with Mutual's expansion into real estate. This was a major catalyst that spurred the continued development of Hayti and particularly the residential portion of the Fayetteville Street Historic District.

The further actions of these black entrepreneurs and the continued monetary support of the Duke family and George Watts also helped set the stage for other improvements in the area. Dr. Moore founded Lincoln Hospital in 1901 on Proctor Street, with help from John Merrick and Dr. Stanford L. Warren. Dr. Moore served as the first superintendent (1901-1923). The building came about because of the need for health serves for black citizens of Durham and through Dr. Moore's successful efforts to convince George Watts (whose own hospital excluded blacks) that black doctors needed a place to practice medicine. Watt's original idea had been to add a wing for blacks to Watts Hospital in west Durham, but Moore convinced him of the need for a separate hospital. Benjamin and James Duke built the Proctor Street hospital at the urging of Watts, and

ground was broken on July 4, 1901. Dr. Moore, who received his medical degree from Shaw University in Raleigh in 1887, hired Patricia N. Carter as head nurse. She also handled bookkeeping, office administration and was the anesthetist. A plaque was placed in this building by the Dukes, which read “With grateful appreciation and loving remembrance of the fidelity and faithfulness of the Negro slaves to the Mothers and Daughters of the Confederacy...”. The relatively small, frame structure served the basic medical needs of the black community in the early years. Within a few years of opening, the building had a wing added to train black nurses. Many of the doctors, nurses, nursing students, and workers lived in the neighborhood surrounding the hospital, and other support businesses arose in the area.

The hospital structure, which had helped to bring growth to Hayti, became totally inadequate in size to handle the population of the area by the mid 1910’s. In the 1920’s, a massive fundraising campaign, headed by the Duke, Watts, John Sprunt Hill and others, resulted in the 1924 facility that stood at 1301 Fayetteville Street. This facility replaced the earlier building and served the community until the 1980’s when it was also replaced. The original building was purchased by the Daisy E. Scarborough Home Foundation to house Durham’s first nursery school for black children. J.C. Scarborough founded this organization in memory of his wife. The 1924 building for Lincoln Hospital was designed by the renowned architectural firm of Milburn and Heister who also designed the Union Railroad Station (destroyed in the 1960’s), the Durham County Courthouse and other prominent buildings and homes in Durham. The three-story, brick building featured a simple, plain façade with a Neoclassical, two-story portico at the entrance. George Watts and John S. Hill donated the four-acre site for the building; that once had been a part of the Thomas and Lucy Stokes estate. Lucy was the sister-in-law of Washington Duke. The location of Lincoln Hospital and the services that it offered for almost a century, helped to stabilize and establish the Fayetteville Street neighborhood in the early years of this century.

Another factor that helped the area grow after the turn of the century was the same one that sparked the creation of the community after the Civil War – jobs. Just as the former slaves came to the City to work in tobacco factories after the war, more blacks came to the City of Durham to work in the new factories as well. Increasingly more employment opportunities were opening up for black citizens at the beginning of the century. Julian S. Carr in 1903 leased the building complex located at the intersection of E. Pettigrew and Dillard Streets. After demolition and additions, the complex opened in 1904 as the Durham Hosiery Mill No. 2. The importance of this development is that it was established as a factory that would have primarily black labor. The factory became the first successful factory in the nation to have black machine operators. Julian Carr took a chance since a similar operation, Coleman Manufacturing Company, went bankrupt in Concord, North Carolina around the same time. Carr hired John O’Daniel (early Fayetteville Street landowner and former Carr slave mentioned above) to recruit blacks to work in the factory. The factory started with fifty workers and expanded to around 4,000 in 1919. At that time, it was the world’s largest producer of cotton hosiery. The jobs offered by this and the other factories and mills such as Golden Belt and Pearl Mill in east Durham helped to make Hayti and the Fayetteville Street community one of the more prosperous black areas in the State. The hosiery mill closed in 1929, and the building later served as Service Printing Company.

It was shortly after the turn of the century that the residential area of Fayetteville Street began to develop to its full potential. The earliest housing type in the district after the Victorian era was typically two-story and boxy in form. These were usually the homes of the local businessmen who owned commercial enterprises in Hayti. The Frederick K. Watkins House located at 1218 Fayetteville Street is a surviving example. This double-pile form house was built around 1915 for F.K. Watkins. Mr. Watkins owned the Rex and Wonderland movie theaters in Hayti. A wildly popular person in the community, he was known for staging pageants and

parades at his theaters and around the town. His wife was an educator in the local school system. The house features weatherboard siding on the first floor and cedar shingles on the second. Another feature is the porte cochere, which is one of several found along Fayetteville Street from this early period. Local tradition says that Watkins was the first in the community to own an automobile, and the presence of the early porte cochere tends to support that claim.

The J.L. Page House located at 1304 Fayetteville Street typifies another common style of home in the neighborhood at this time. The one-story, “L” shaped home is typical of small homes throughout Durham in the first two decades of the century. The home features a tall gable-end roof with front gable ell. A near full-façade porch is its primary feature. The Pages were the proprietors of J.L. Page’s and Sons’ Grocery, located on the adjacent property at 1302. The store has been in operation for nearly seventy years. Other houses of similar style and age are also located in the same block at 1216 and 1222 Fayetteville Street. All three of these homes are typical of the rental units that were built by N.C. Mutual and others in the early part of the century. The house at 1222 was built as a duplex, which further indicates the rental aspect of this part of the neighborhood. The vast majority of the earlier homes north of this block were lost to the urban renewal project in the 1960’s, discussed in more detail later in this document.

Unquestionably, the most architecturally significant home on Fayetteville Street is the Scarborough House. Located at 1406 Fayetteville Street, the Scarborough house was constructed prior to 1914 as the home for John Clarence (J.C.) Scarborough, Sr., founding partner of Scarborough and Hargett Funeral Home. He also served on the first board of the Mechanics and Farmers Bank (founded in 1908). Later he served on the boards of St. Joseph’s and Lincoln Hospital, and as discussed earlier, he founded the first nursery school in the community. When he built his home on Fayetteville, Street, he chose to use recycled materials. As discussed earlier, John Merrick and North Carolina Mutual had been using recycled materials from homes across Durham to build rental properties throughout Hayti. When the Frank Fuller House located on E. Main Street at the Roxboro Street intersection was dismantled to make way for a Masonic temple and theater, parts of the structure and interior details were used in Scarborough’s new home. Frank Fuller served as a State legislator (1883 N.C. House of Representatives), and his home was one of Durham’s largest and most elaborate.

The Scarborough House is striking in its scale and details for its site on the western side of Fayetteville Street. The Neoclassical style, two-story frame box with attached rear ell and full basement, is situated on a lawn that indicates the former fashionable landscaping. The largest southern magnolia tree in the area is located on the front lawn, and other large trees and shrubs contrast with the plainer lawns that compound porch. A well-proportioned, two-story, central portico with a flat roof supported by twin Doric columns overlaps a full-façade, one-story front porch that also displays Doric columns. The roof of the lower porch has a single-bay balcony with a matchstick railing. As noted in the National Register nomination for the home, a number of furnishings and details such as the dining room chandelier were purchased by the family in the late 1920’s from the auction of contents from Julian S. Carr’s elaborate home, Somerset Villa.

By 1910, Hayti was for all practical purposes fully developed and the move to develop south of Umstead Street intensified. The Scarborough House was just one of a number substantial homes that were built on this prime area of Fayetteville Street. Prior to 1910, the land south of Umstead was a tobacco field owned by J.N. Umstead who lived at 503 Holloway Street in the house built by his mother’s family, the Mangums. That house today is a bed-and-breakfast called the Booming Garden Inn. One of the earliest homes in this area still standing in the District is the Pratt House at 1614 Fayetteville Street. Originally, consisting of three rooms and one-story tall in circa 1910, it was expanded to two stories in the 1920’s. The Pratt’s were one of the two earliest land-owning black families in Durham. Charles Pratt was the first to live here, arriving sometime around 1870. He owned a grocery and meat market in Hayti near the original

Lincoln Hospital at his earlier home. Another prominent home in this area of the District, though altered in the 1960's by added stucco and Perma-Stone, is the Dr. Napoleon Mills House located just across Simmons Street from the S.L. Warren Library.

Dr. Mills began practicing medicine in Durham in 1907 and had his home constructed in the late 1910's at 1211 Fayetteville Street. Dr. Mills held a number of positions with N.C. Mutual, Lincoln Hospital and other organizations as well having his own medical practice. Dr. Mills' home is indicative of the finer dwellings found throughout both black and white neighborhoods in Durham at that time. The two-story house features a tall pyramidal roof with pediment-topped bays, which have the affect of breaking the boxy form of the structure. The roof itself is covered in slate shingles and includes decorative metal cresting along the ridgelines. A wrap-around porch features box posts which are supported by cut granite plinths. The porch terminates on the southern side with a porte cochere like the previously discussed Watkins House. Style and details of the home closely resemble those found on the nearby house located at 1217 Fayetteville Street, and most likely, the same contractor built the two. The prominent location of Dr. Mill's house on a corner lot helps to enhance the fine qualities of the structure, and it has been a visible landmark for the community over the years.

All during the first two decades of the century, Hayti prospered and new businesses arose. The focus of much of Hayti, and the economic underpinning of this wave of success was entertainment. For example the Electric Theater, owned by F.K. Watkins, opened in the former lodge hall on Fayetteville Street. Other venues for entertainment opened as well including dance halls. By the second decade, Hayti was the vaudeville center of Durham and drew white patrons as well blacks from around the area. Other businesses arose around the larger operations. Connie A. Harris opened and operated a billiard hall in the 700 block where there were at least ten other businesses in operation by 1910. A pharmacy developed in the area by 1915. John Pearson opened the pharmacy with his wife Malevia. Mrs. Pearson, who was known as "Miss Dye", was one of the first female pharmacists licensed in the state of North Carolina (1911). The Pearsons and Connie Harris purchased homes adjacent to each other in the 1200 block of the street.

Another institution that would bring major changes to the neighborhood began operations during this period. In 1909, Dr. James E. Shepard began construction of the National Religious Training School and Chataqua, which ultimately became North Carolina Central University, one of the major institutions of higher learning in the State. The story of this institution is centered on that of its founder. Dr. Shepard (1875-1947) was raised in Raleigh by his minister father, Dr. Augustus Shepard. James Shepard graduated from Shaw University in 1894 and received his pharmacy license. He then moved to Durham where he worked in a drug store for ten years. It was in 1905 when he became the Field Superintendent for the International Sunday School Board that his interest in education expanded. This job took him to black communities all over the South where he saw first hand the iniquity of education for blacks. In 1909 he decided to found a school for to train black ministers and to provide a high school education for others. His promotion of this dream convinced the North Carolina General Assembly to grant a charter on June 28, 1909 for the creation of the non-sectarian National Religious Training School and Chataqua for the Colored Race.

On June 30, 1909, Dr. Shepard purchased four blocks of Fayetteville Street, which is today the main campus of the University. According to news accounts Brodie Duke and the Durham Merchants Association donated half of the land. Traveling for the next several months throughout the eastern United States, Dr. Shepard raised enough money to construct his campus. Four frame buildings and a brick auditorium were begun in November of that year, and by the time the school opened in July 1910, the campus had men's women's dormitories, a dining hall, a classroom building and an administration building to accompany the auditorium. The school opened that year with ninety students, fifty of which lived on campus, and a staff of fifteen.

Initially classes were offered in three levels – college, high school and even grammar school. The grammar school, which continued until 1918, was needed because of the number of students who only had an elementary education. The next decade saw mounting financial problems for the school with Dr. Shepard having to spend most of his time raising money.

In 1923 a decision was made to sell the school to the state of North Carolina. The school was renamed the Durham State Normal School and was the fifth such institution for blacks in the state. Dr. Shepard was made the principal of the school. Meanwhile a movement was beginning to create the state's first liberal arts colleges for blacks. 1925 was a watershed year for the school. In January a fire destroyed three of the original buildings on campus, and in February the state chose the campus as the site of the North Carolina College for Negroes. A building boom on campus began with state and private moneys creating many of the buildings that we see today. Ultimately the college grew to become North Carolina Central University in 1969. Three years later it became one of the sixteen campuses making up the University of North Carolina system. The growth of the school and later the University had a major effect on Fayetteville Street.

1920 –1940

During the 1920's, the population of the Fayetteville Street community grew at a rapid pace along with the rest of Durham. Durham's population rose from 200 in 1869 at incorporation, to 10,000 in 1890 to over 34,000 by 1920 and 50,000 by 1930. In 1920, black citizens represented 35.2% of the population within the City – 11,900 people. Hayti was increasingly a bustling area of the City with a respected hospital, a number of growing churches, major educational facilities and a booming real estate market. Sanborn Insurance Company maps from the era indicate that hotels, boarding houses, restaurants, shops, grocery stores and other businesses lined both sides of Fayetteville Street during this period. "King" Watkins built his new Wonderland Movie Theatre in 1920, and several other theaters and performance venues were present at that time.

New public buildings and projects were also constructed throughout the City to accommodate the needs of the increasing population. For example, the brick, two-story building on Umstead Street opened in 1922 as Hillside High School (in 1950 this school traded buildings with Whitted Elementary School on Concord Street). George Watts Carr, Sr, designed the W.G. Pearson Elementary School, which was also constructed on Umstead Street in 1928. Also by 1924, the previously discussed new Lincoln Hospital building opened and created more job opportunities and the need for more residential units in the area. Street and sidewalk improvements were taking place in the area as well. Fayetteville Street north of Umstead was paved for the first time around 1920. The portion south of Umstead was also paved around 1924, but street lighting was not in place until around 1926 south of Umstead Street. This new lighting was suspended on wires at the center of intersections, and lights for pedestrians were not used. According to the City's annual report in 1928, the portion of Fayetteville Street inside the City limits had all of its sidewalks paved in 1927. Prior to this time, sidewalks were only paved in limited areas along the stree.

It was also during this period that public transportation became more available, particularly in East Durham. The Durham Traction Company began to institute bus service on Fayetteville Street for the first time in 1928. The only public transportation available in the vicinity prior to 1927 was the trolley, also operated by the Durham Traction Company, which came to East Main Street in the nearby Edgemont community. The trolley ran to downtown and west Durham to the various factories and shopping areas. The bus service, however, had a much larger impact on Fayetteville Street. It offered citizens around the City an easier access to Lincoln Hospital and the College. It was also around the late 1920's that Fayetteville Street finally became a throughway without stop signs impeding the main arteries at intersections below

Umstead Street. Prior to this time, stop signs had forced stops on Fayetteville Street, and various side streets had the right-of-way. The City made it a priority throughout its jurisdiction at this time to make access easier into and through Durham, and Fayetteville Street was deemed an important gateway. Once the stop signs were moved to the side streets, traffic flowed more freely along the corridor, and it gave easier access to the businesses and institutions along the thoroughway.

Hayti was at its height of activity during the 1920's and 1930's. The area along Fayetteville and Pettigrew Streets was basically a twenty-four hour business district with establishments of various types that drew a diverse clientele. Black youths had corner drug stores and candy shops to frequent, and their mothers had grocers, dressmakers and hairdressers. Restaurants and shops in the area known as "Mexico" along Pettigrew Street also flourished and provided a direct link to Downtown. Some of these businesses in Mexico were Greek and Jewish owned. One of the oldest traditions of Hayti was the emphasis on music, and establishments catering to that audience also flourished. Hayti resembled black entertainment districts of much larger cities in the country, and people came to Durham simply to attend performances. This draw even continued during and after the depression. Many of the blues music greats from the 1920's and 1930's had their start in Hayti including Blind Boy Fuller (Fulton Allen). He recorded along with others for James B. Long of Durham who built a recording studio here. This studio produced the earliest recordings of Hayti musicians. The recording industry was making vast improvements in quality at this time and helped to start the commercial decline of Hayti. The quality of newer records was so good that by the late 1930's, live entertainment in Hayti, as in the rest of the country, was slowly giving way to the jukebox also known as piccolos.

Building in the district at this time was primarily residential. Larger homes were giving way to more compact dwellings called bungalows, which were becoming the standard style throughout Durham. Two particularly good examples of this style are located on Fayetteville Street. The Harris-Ingram House and the John Pearson House located at 1213 and 1215 Fayetteville Street are Craftsman Style bungalows that have a high degree of original details. Both houses were constructed in 1921 from mail order designs and building packages from Sears, Roebuck and Company. Sears sold their homes through catalogues in the early decades of the century throughout the country. The complete packages of drawings and building materials (plumbing, wiring, lumber, bricks, shingles, etc.) would be shipped to the site, and the owner could have Sears build the structure or he could have others construct it. The two homes on Fayetteville Street are believed to be the last of several homes from the company remaining in Durham. The Craftsman Style detailing of the homes include front gables, decorative shingle siding on upper levels and sawn work. The John Pearson House is the most elaborate of the two and features a second floor balcony.

The bungalows were not the only modest homes to be built in this period. By the 1930's the English Tudor Cottage style was becoming more popular in the area. Two good examples are the homes located at 2006 and 1603 Fayetteville Street. Both feature a steeply raked, irregular roofline and utilize brick and stone to accentuate details of the form. Two other interesting examples are located at 1605 and 1607 Fayetteville Street. Both of these homes are duplexes, which became very prevalent in the neighborhood during the late 1920's and 1930's. Duplexes helped to provide the housing needs associated with those who worked at the hospital and the college. These two duplexes are among the more interesting due to the attempt to make them more detailed and thus "fit in" better with the neighboring structures. Their style is reflective of the English Cottage Style home next door at 1603 Fayetteville Street. The duplex located at 1607 Fayetteville Street is particularly interesting with its entrances and stone surrounds and its central decorative brick chimney with stones interspersed. The other interesting features are the tall, pediments above the entrance with applied half-timbering.

While more modest types of homes were the norm for the area, two notable exceptions were built at this time. In 1923 a fund drive was begun by friends of the National Religious Training School to raise money to construct a home for the president of the school. J.B. Morgan of Citizens Bank headed the fund drive and within a few years (1925), funds were sufficient to build the unique house located at 1902 Fayetteville Street. Dr. James Shepard was the first occupant and the home remains as part of the NCCU campus today. Reflecting the earlier Prairie style, which was more popular in the Midwest, the house is sheathed in a light colored brick veneer. Its Prairie style features include low rooflines, long and deep overhangs and emphasis on horizontal lines. The property is a contributing building in the NCCU National Register Historic District. The other major house from this time was the Dr. Charles H. Shepard House, which is one of the largest in the district. Dr. Shepard who was a noted physician at Lincoln Hospital built the late 1920's structure. His home is unique for its size and the use of brick in this neighborhood. The home is eclectic with Mission style detailing. Along with the tapestry brickwork, the parapets and central dormer are the most striking details and reflect the quality of the design and construction.

As 1940 approached, the last of the major, historic building projects in the district took place. The Stanford L. Warren Library opened its doors in 1940. Located at 1201 Fayetteville Street, the building stands as one of the major landmarks in the neighborhood, reflecting much of the history of the area. Dr. Aaron Moore's 1913 Sunday School library at White Rock Baptist Church was the forerunner to this institution, which is the second oldest black library in North Carolina. The community in the 1930's outgrew the previously mentioned second building at Pettigrew and Fayetteville Streets, which had been mostly funded, by Moore and John Merrick. In the late 1930's the Durham architect, Robert R. Markley was hired to design a new library on land donated by Dr. Stanford L. Warren. Dr. Warren also served on the library board from 1923 until the opening of the new building which was given his name. The building is a fine example of Classical Revival style. Its most prominent feature is the applied temple-like front entrance, which includes a simple surround with pilasters topped by a simple entablature and false pediment. The symmetrically placed arched windows and the Palladian windows on the side elevations further distinguish this building.

Late History

Over the last sixty years, Fayetteville Street has seen many changes; however the overall character and spirit of the district remains intact. During the World War II years, Hayti began a second boom time. Soldiers came by busloads from Camp Butner for recreation, from 1941 through end of the war, and Hayti provided various kinds of activities - including illegal ones. The movie theaters, dance halls, and "juke-joints" of Hayti were dealing with overflow conditions and shops were bustling. Unfortunately, with the soldiers came alcohol-related crime, and Hayti began to suffer from a new negative image. Police reports from the period indicate that Hayti had a dramatic increase in crime. Fights and destruction of property were the most prevalent disturbances. Still, these turbulent years gave new life to the economy of the area, and business owners were generally pleased, but attitudes about Hayti changed for the worse. The area became a place that respectable black and white citizens would not frequent under most circumstances. Some of the "mom and pop" shops were able to survive, but the entertainment venues, which had helped define the area, rapidly declined and closed their doors after the war. This deterioration of Hayti foreshadowed its ultimate destruction.

In 1958 the City created the Durham Redevelopment Commission to undertake a series of projects under the umbrella of Urban Renewal. Urban Renewal was a national trend, and it was played out in Durham until Hayti no longer existed. The Commission and the City proposed a bond issue of over 8 million dollars to complete seven projects. A slim majority approved the bonds, and the wheels were set in motion that would ultimately damage Hayti irrevocably. While

the plans called for a renewal of the area for the benefit of everyone, the plans never came close to the expected goals. Reasons given for the destruction of the area included the run-down conditions of businesses and housing and their affect on surrounding neighborhoods like those north of Umstead Street. The proponents of the project felt that demolition of the area would open a vast area for new and better development to help blacks and whites, and they noted that most businesses in the area were just struggling to survive – notable exceptions being Service Printing Company and the *Carolina Times*. The result of all of this was the destruction of all of Hayti by the late 1960's. Businesses and residences were destroyed. All that was left was St. Joseph's Church, just barely saved with the actions of the St. Joseph's Foundation. Instead of creating a renewed Hayti, the acts resulted in a blighted area that still displays its scars today.

Fortunately, the areas south of the destruction have remained, and that is the reason this local historic district designation is proposed. The housing in the area still reflects the names of the people who shaped this area. The economic hardships of the community over the years have meant that the historical integrity of most structures remains. The only major missing structure in the district today is the 1924 Lincoln Hospital building. Moreover, renovations undertaken by the City in the 1980's and 1990's have saved the integrity of two of the more important structures; St. Josephs and the S.L. Warren Library. To further help protect the area; the City completed the studies and National Register nominations for the two buildings plus the Scarborough House and the campus of North Carolina Central University. All were placed on the National Register of Historic Places, an honor that offers a degree of protection. The locally designated historic district will help to solidify the community and offer the highest available protection for one of Durham's most valuable areas.

Boundary Description

The Fayetteville Street Historic District boundary (see Map 2) is based on the assessment of the historic fabric of the neighborhood. The boundary generally includes those properties facing Fayetteville Street between Umstead Street on the north end and to Nelson Street on the south end. The main campus of North Carolina Central University is excluded. The back property lines of the parcels are the east and west boundaries. The following 90 parcels, referenced by tax map numbers, are located within the boundaries of the Fayetteville Street Historic District:

2100 Block (Even)	182-03-010	184-02-007
170-01-006	182-03-011	
170-01-007	182-03-012	184-04-001
170-01-008	182-03-013	184-04-002
170-01-009	182-03-014	184-04-003
170-01-010	182-04-009	184-04-004
170-01-012	182-04-010	184-04-005
170-01-013	182-04-011	184-04-006
	182-04-012	184-04-007
1800, 1900 and 2000 Blocks (Even)	182-04-013	184-04-008
182-01-008	1500, 1600 and 1700 Blocks (Odd)	184-04-009
182-01-009		184-04-010
182-01-010	184-02-002	1600 and 1700 Blocks (Odd)
182-01-011	184-02-003	184-09-011
182-01-012	184-02-004	184-09-012
182-01-013	184-02-005	184-09-013
182-03-009	184-02-006	184-09-014

	1300 Block (Odd)	193-01-022
184-10-008	192-09-007	193-01-023
184-10-010		
	1400 Block (Odd)	1300, 1400 and 1500
184-07-009	192-12-001	Blocks (Even)
184-07-010	192-12-001A	193-06-008
184-07-012		193-06-009
184-07-013	192-12-002	193-06-010
184-07-014	192-12-003	193-06-011
		193-06-012
1200 Block (Odd)	1200 Block (Even)	193-06-013
192-04-001	193-01-012	193-06-014
	193-01-013	193-06-015
192-05-001	193-01-014	193-06-016
192-05-002	193-01-015	
192-05-003	193-01-016	193-05-014
192-05-004	193-01-017	193-05-015
192-05-005	193-01-018	193-05-015
192-05-006	193-01-019	193-05-016
	193-01-020	193-05-017
	193-01-021	

Historic Inventory and Analysis

In 1999, the Durham City-County Planning Department completed a survey and inventory of the Fayetteville Street neighborhood. A study area was designated which included several National Register properties and the surrounding lots. An inventory data form was completed for each property, including historical, architectural, and landscape information. Photographs were also taken of the properties in the neighborhood.

The survey information was used to analyze the attributes and needs of the historic area and to establish the final boundaries of the local Historic District. This section of the Preservation Plan addresses the existing conditions which make up the Fayetteville Street Historic District. The section is divided into six subsections: Criteria, Significance, Building Conditions, Architectural Styles, Landscaping and Signage, and Present Zoning.

Criteria

It is important to establish clear criteria for judging both the significance and condition of structures within the Fayetteville Street Historic District. The following terms are used in this Preservation Plan to measure each property's historical significance and condition. Further architectural terms are defined in the Principles and Review Criteria section. The following significance terms are based on historical, architectural or cultural merit:

- Pivotal:** Those properties which are unique or best examples of the qualities that make up the district.
- Contributing:** Those properties which contribute to or support the qualities that make up the district.
- Noncontributing** Those properties which do not contribute to the district however, these properties may do so in the future with alterations or age.

Intrusive: Those properties which have a negative impact on the integrity of the district.

The following terms relate to the physical condition of the properties:

“E” Excellent: Those properties that exhibit outstanding visual and structural condition.

“S” Sound: Those properties that exhibit good visual and structural condition (may need minor cosmetic repairs or maintenance).

“M” Marginally Deteriorated: Those properties that exhibit fair or poor visual and structural condition (may need moderate repairs and maintenance).

The list in Figure 1 includes all of the existing primary structures that are located in the local district boundaries. The geographical distribution of historic significance and building conditions are shown on Maps 3 and 4.

Figure 1: Fayetteville Street Property Data			
Street Number	Date	Significance	Condition
1201	1940	P	S
1211	1915 ca.	C	S
1213	1921	C	S
1215	1921	C	S
1217	1915 ca.	C	S
1219	1915 ca.	C	S
1223	1920 ca.	C	S
1202	Vacant	--	--
1204	1960 ca.	I	S
1206	1915 ca.	C	MD
1208	Vacant	--	--
1210	Vacant	--	--
1212	1970 ca.	I	S
1216	1915 ca.	C	S
1218	1915 ca.	C	S
1220	1940 ca.	C	S
1222	1915 ca.	C	S
1224	1940 ca.	C	S
1301	Vacant	--	--
1300	1950 ca.	NC	S
1302	1935 ca.	C	S

1304-1304½	1935 ca.	C	S
1306	1950 ca.	C	S
1308-1310	1970 ca.	NC	E
1407	1928	C	S
1409	1930 ca.	C	S
1400	1970 ca.	NC	S
1406	1910	P	E
1408	1920 ca.	C	S
1410	1920 ca.	C	S
1501	1915 ca.	C	S
1503	1915 ca.	C	S
1505	1915 ca.	C	S
1507	1915 ca.	C	S
1509	1920/70	NC	S
1502	1918	C	S
1504	1940 ca.	C	S
1508-1510	1955 ca.	I	S
1512	1930 ca.	C	S
1520	1980	I	E
1601	1920 ca.	C	S
1603	1930 ca.	C	S
1605	1930 ca.	C	S
1607	1930 ca.	C	S
1609	1915 ca.	C	S
1611	1913	C	S
1613	1912	C	S
1615	1915 ca.	C	S
1617	1915 ca.	C	S
1619	1915	C	S
1608	1925 ca.	C	S
1610	1915 ca.	C	S
1612	1915 ca.	C	S
1614	1900/1920	C	S
1616	1950 ca.	I	S
1622	1930 ca.	C	S
1702	1920 ca.	C	S
1704	1920 ca.	C	S
1706	1920 ca.	C	S
1708	1930 ca.	C	S

1710	1916	C	S
1712	1915 ca.	C	S
1802	1915 ca.	C	S
1804	1915 ca.	C	S
1806	1915 ca.	C	S
1808	Vacant	--	--
1810	Vacant	--	--
1812	Vacant	--	--
1902	1925	P	MD
1904	Vacant	--	--
1906	Vacant	--	--
1908	Vacant	--	--
1910	Vacant	--	--
1912	Vacant	--	--
2002	1930 ca.	C	S
2004	1921	C	S
2006	1925	C	S
2008	1940 ca.	C	S
2010	1970 ca.	NC	S
2100	1930 ca.	C	S
2104	1930 ca.	C	S
2106	1930 ca.	C	S
2108	1935	C	S
2110	1940 ca.	C	S
2112	1940 ca.	C	S
2114	1930 ca.	C	S
2116	1940 ca.	C	S
LEGEND			
P=Pivotal		E=Excellent	
C=Contributing		S=Sound	
NC=Non-contributing		MD=Marginally Deteriorated	
I=Intrusive			

Significance

Figure 1 and Map 3 show the dates and architectural significance of all the structures within the local historic district. These rankings and construction dates help to determine the existing historic fabric of the overall district. From the chart and map, we learn that the Fayetteville Street Historic District contains seventy-five structures plus twelve vacant sites. Only four intrusive structures and five non-contributing buildings are contained in the district. Two pivotal and sixty-four contributing buildings make up the rest of the district. The historic significance of the District is further accentuated by the fact that nearly 85 percent of the primary structures were constructed between 1910 and 1945, and over sixty percent were constructed

before 1925. While many of the properties have undergone major changes over the years (aluminum and vinyl siding, window alterations, etc.), the properties have retained a significant amount of their original character.

Building Conditions

Figure 1 and Map 4 also show the relative building conditions of all structures within the District. The building condition rankings are of major importance for the protection of a district's historic resources. Nearly all properties in the Fayetteville Street Historic District are listed as sound or excellent which indicates generally good property maintenance. While much of the neighborhood is made up of rental properties, such as the numerous duplexes, the overall condition of the structures is good. Part of the reason is that other residents of the street and community own a number of buildings. The number of owners who reside outside the area is relatively low compared to the rest of Durham. Although Fayetteville Street displays a great deal of care on the part of property owners, two homes are moderately deteriorated and a number of homes have been destroyed by the University within the last year and replaced with a parking lot. Also, a number of homes have received extensive alterations which have resulted in the loss or replacement of historic fabric. The local historic district status for this valuable area is being implemented to slow this deterioration and to protect this historic part of Durham.

Architectural Styles

The Fayetteville Street Historic District displays an interesting mix of architectural styles. While no specific style is dominant in the district, certain trends are evident. Traditional house forms with applied neo-classical details are prevalent. Many of the earlier homes were two-story with hipped roofs and classically inspired detailing, for example. Other single story homes feature variations of gable roofs. The most interesting styles found in the neighborhood are the handful of English Cottage Style homes and even duplexes appear in this form. The Craftsman Style bungalow is also represented in the district, typical of most early neighborhoods in Durham. Several other styles are spread throughout the neighborhood and these include Foursquare, Queen Anne and Prairie. Figure 2 shows comparisons of these styles.

Even with diverse architecture, a number of similarities can be found among the existing structures. Over half of all structures in the district feature a gable roof in various configurations (see Figures 3 & 4). Nearly as many structures feature hip roofs. Some have combinations of flat hip and gable. Most homes feature an upper story dormer or attic gable which is often functional and decorative. The effect of these gables and dormers is to emphasize the roofs of the structures and accentuate the height of the structures. The structures range from one-story to two-story in height with a number of structures having one-and-one-half stories. Most structures have prominent chimneys which make the buildings visually taller as well. These chimneys are often decorative brick and are placed either interior or exterior. The oldest homes feature decorative corbelled brick stacks, and the English Country Style cottages have prominent front façade chimneys.

Nearly all structures in the Fayetteville Street Historic District include a porch on the main facade, either covered or uncovered. Most of the earliest structures include a full-facade or wrap-around covered porch which was often engaged. The porches on later homes, particularly the Bungalows, were also near full-facade and featured prominent plinths and other details to make the porches the most prominent design element of the structure. As noted earlier, the porte cochere is a feature on a number of the homes and is usually incorporated into wrap-around porch. Two properties have double-tiered porches. Most porches feature wooden details; however, a few exhibit handsome brickwork. Tapered, box posts and matchstick railings are the most common porch treatments in the district. Even the smallest of the duplex structures includes a porch or minimally a stoop to have a chair or two.

Other notable architectural details include the window and door treatments. Windows in the district represent a full spectrum of types (see Figure 5). One-over-one and two-over-two, double-hung sash windows are the most common. Variations of these types are prevalent throughout the district. Six-over-six and nine-over-nine are also found in abundance as well, and several homes have metal casement windows. Doors and entrance treatments vary greatly in the district. Some doors are solid with raised panels while others are full view glass or paneled with half glass. Transoms and sidelights are also found frequently as part of the main entrance. Decorative side windows (fanlights, lunettes, etc.) are also found flanking entrances on a number of homes in the district. Also, it is noted that there are a number of incompatible replacement windows as well.

The overall appearance of the district shows a similarity in mass and scale, which indicates a strong desire by the early builders to maintain an order in the neighborhood while promoting individual styles. Nearly all structures feature windows and doors of comparable size and shape. Buildings vary in height, but they tend to blend with the neighboring ones of differing heights by raising or lowering the rooflines, adding interest to the facades and roofs, and by common setbacks. This compatible use of mass and scale should be emphasized to designers of new buildings for the district.

Streetscape and Landscape

One of the most unifying features of the entire district is the street layout and landscaping. The linear form of the street and the commonality of the setbacks of the Fayetteville Street Historic District have been maintained since the earliest days of development. Small front lawn areas are the rule even for the most flamboyant homes including the Scarborough and C. Shepherd Houses. Sidewalks line both sides of the street, but they are narrow and in need of repair. Granite curbs in various areas of the district also are indicative of the age of the neighborhood. Between the sidewalks and the front lawns are low (twelve inches) concrete-over-brick walls. Common throughout Durham's earliest neighborhoods, these walls help to define property lines with a clean edge and are reminders of the days when streets were unpaved. These walls and the granite curbs should be maintained with any future changes in the neighborhood.

Another element of the district is the landscaping. While a number of mature trees dot the street, there is an obvious lack of significant vegetation. The narrow street and minor setbacks of the structures have made it difficult over the years for major plantings to be established. The individual lawns in the area are generally well maintained, and a number of lawns feature specimen trees. Flowering shrubs (azaleas, hydrangeas, camellias, etc.), annuals and perennials are also prominent throughout the district. Various grasses and ground covers are the typical cover for lawns in the neighborhood. Hard surfaces such as driveways and walkways tend to be gravel, paving strips and concrete. Overall, the landscape features in the district, both softscape and hardscape, need improvement. A recent project by design students from North Carolina State University, which will be discussed in more detail later, offers some interesting suggestions for improvements.

Present Zoning

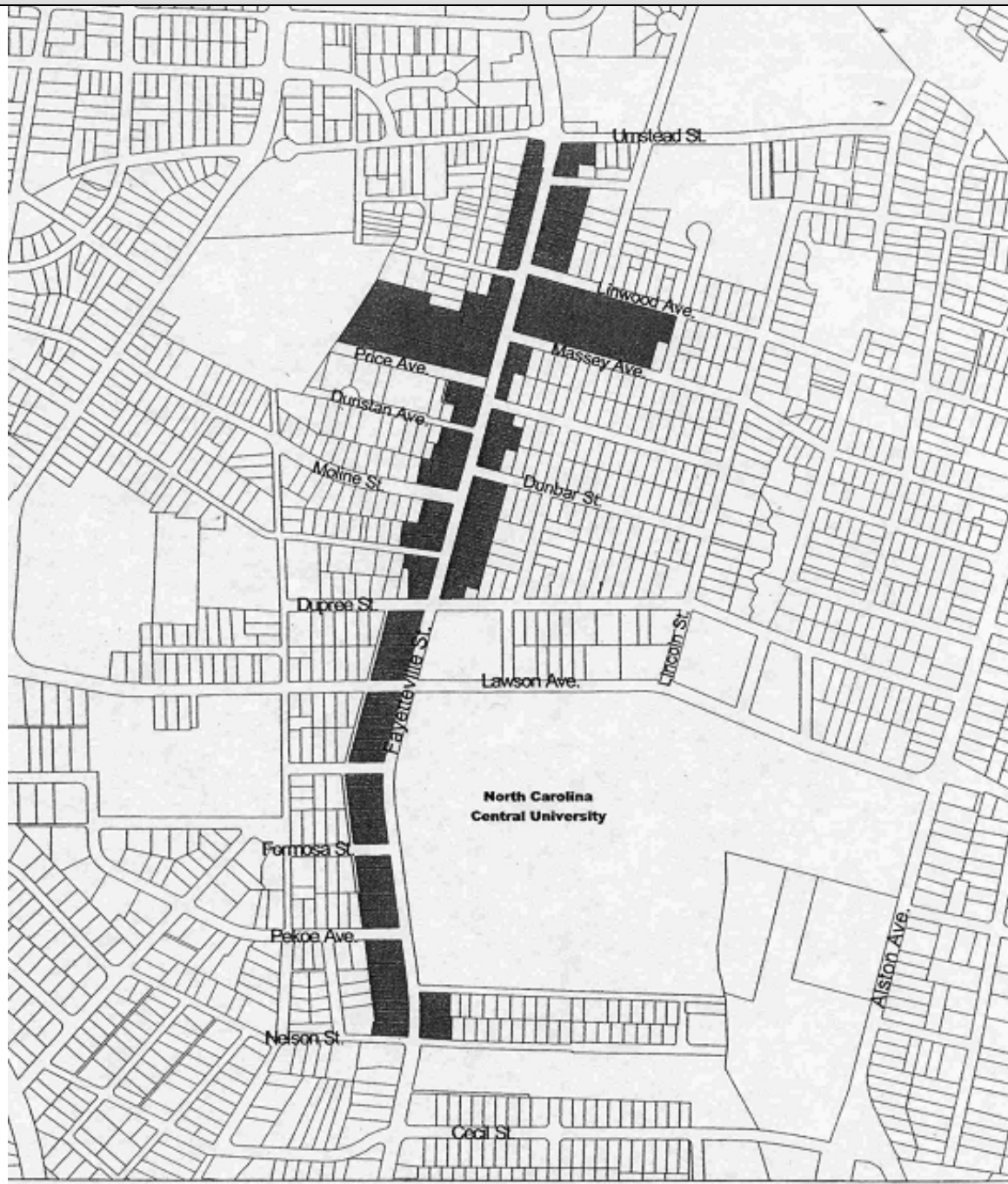
The present zoning of Fayetteville Street is shown on Map 5: *Present Zoning*. From the northernmost boundary of the district south to just beyond Linwood Avenue is the Neighborhood Commercial (NC) zone. The area south of the NC is Office Institutional (OI-2) and this area stretches to Dunbar and Dunstan Streets. Multi-family Residential (RM-20) stretches from this area south to Lawson Street. The final stretch to the south is Residential (R-5). The most problematic area for protection of the district character is the commercial zoning on the east side of the street. The *South Central Durham Plan* calls for rezoning this area to OI-2, and the preservation plan agrees. This less intense zoning will help to preserve the existing residential

homes along this area. While the zoning categories are more intense than some other neighborhoods, they seem to be suitable to maintain the residential character of this portion of the street.


Summary

This summary of the inventory data indicates much about the past appearance of the neighborhood. The vast majority of all structures contribute to the historic fabric of the district. Some buildings are deteriorating; however, most are in acceptable condition. A wealth of individual details and architectural similarities exist throughout the district and the overall setting has remained historically stable. The assessment of this information was used to create the following section of the Preservation Plan. The Historic Preservation Strategy discusses the way the Fayetteville Street Historic District can remain a vital part of Durham's heritage, and how the City and property owners can work together to preserve the historic attributes of their unique area.

Map 2, Local District Boundaries



Durham City-County Planning
October, 1999

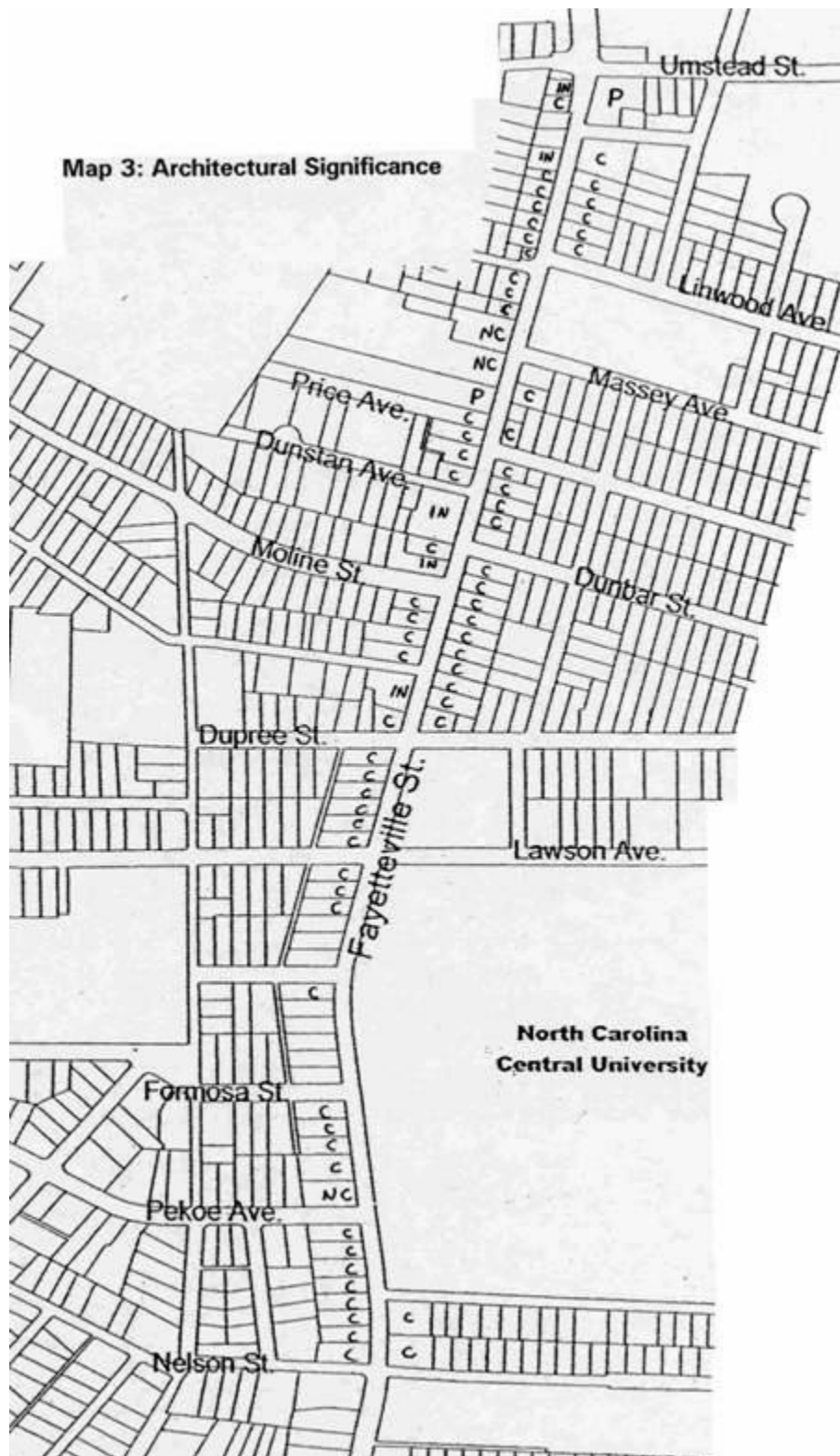
 Proposed Historic District



500 0 500 Feet

**Proposed
Fayetteville Street
Historic District**

Map 3, Architectural Significance



Map 4, Building Conditions

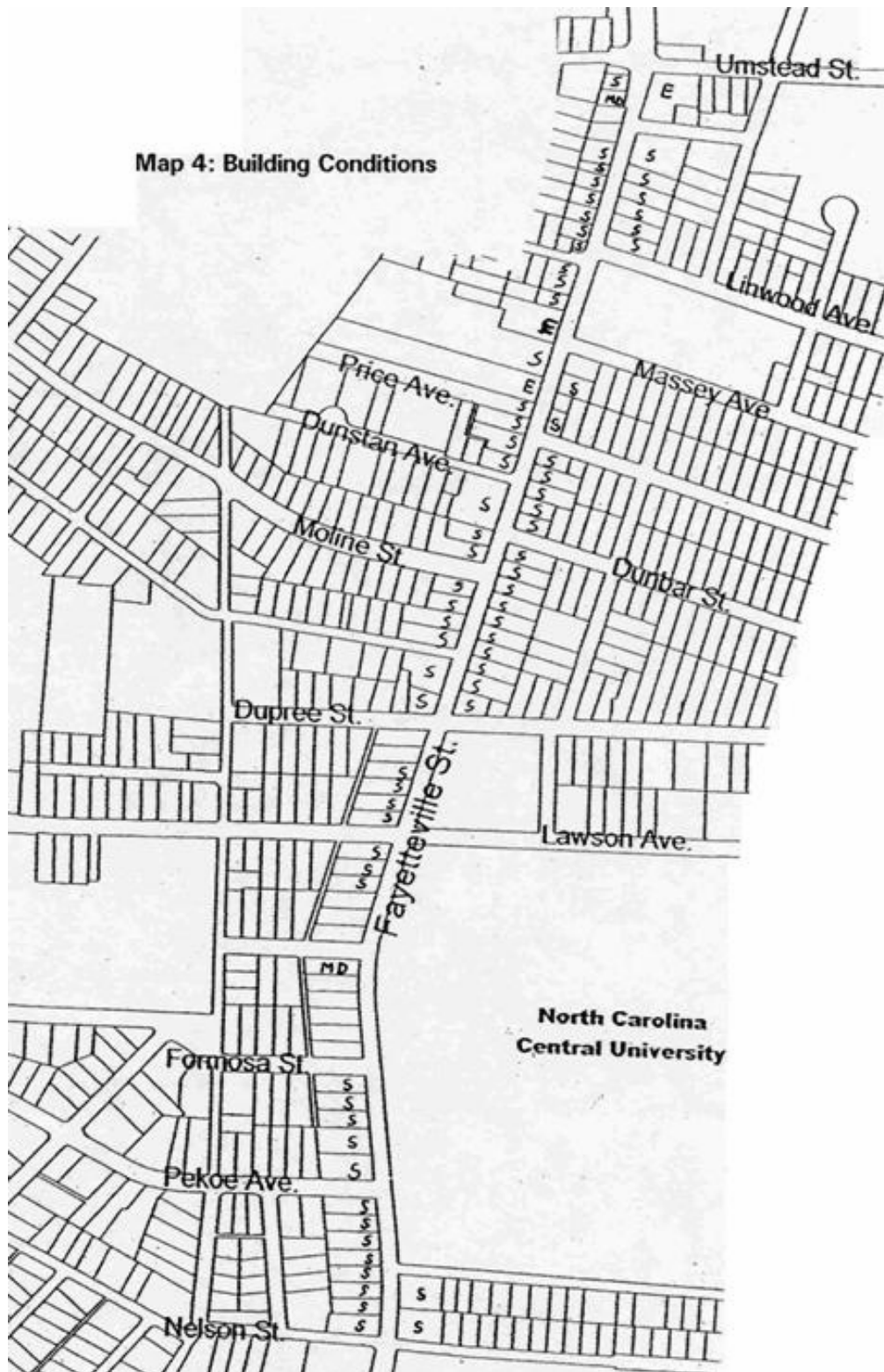


Figure 2, Typical Fayetteville Street Architectural Styles and Details



English Cottage Style

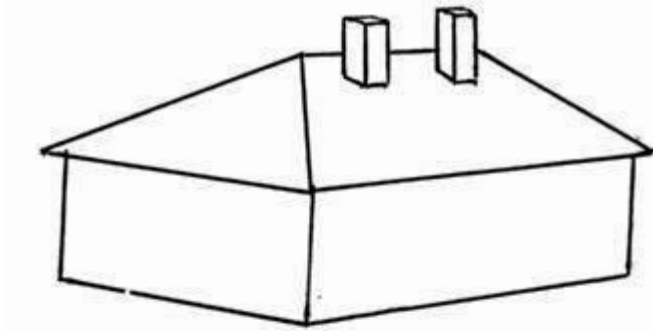


Prairie Style

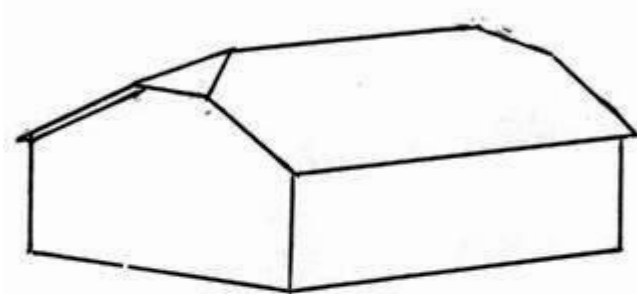


Bungalow

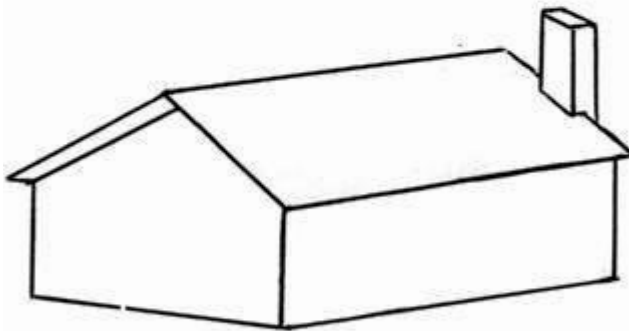
Figure 3, Roof Types



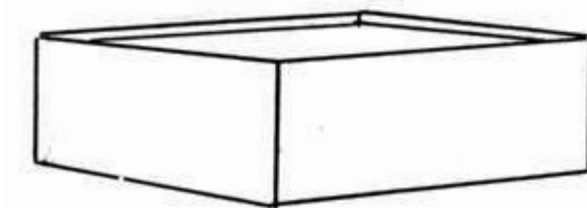
Hip Roof with
Interior Chimneys



Clipped Gable



Gable with End Chimney

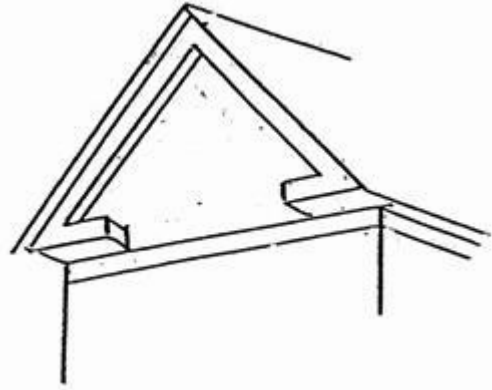


Flat Roof

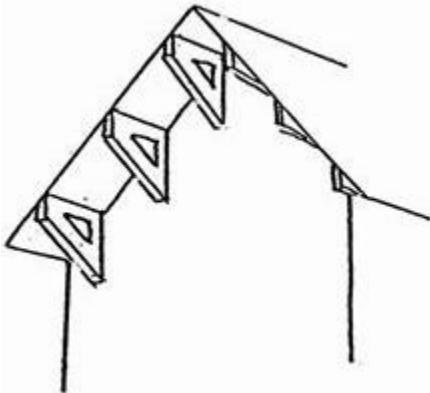
Figure 4, Gable Treatments



Boxed Cornice (Pedimented)



Boxed Cornice with Returns

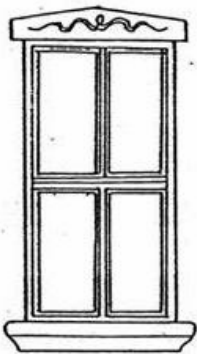


End Gable with Brackets



End Gable with Bargeboard

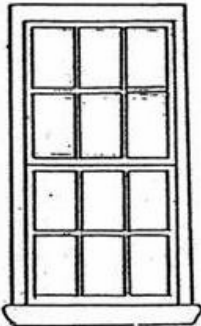
Figure 5, Window Types



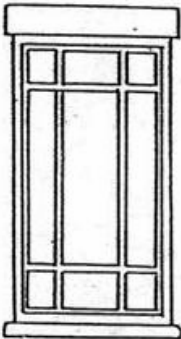
2 over 2



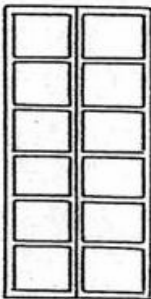
4 over 1



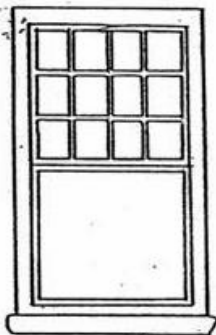
6 over 6



Casement



Casement



12 over 1

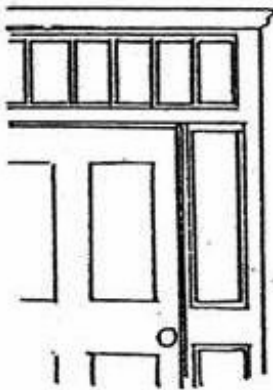
Fanlight



Rondel

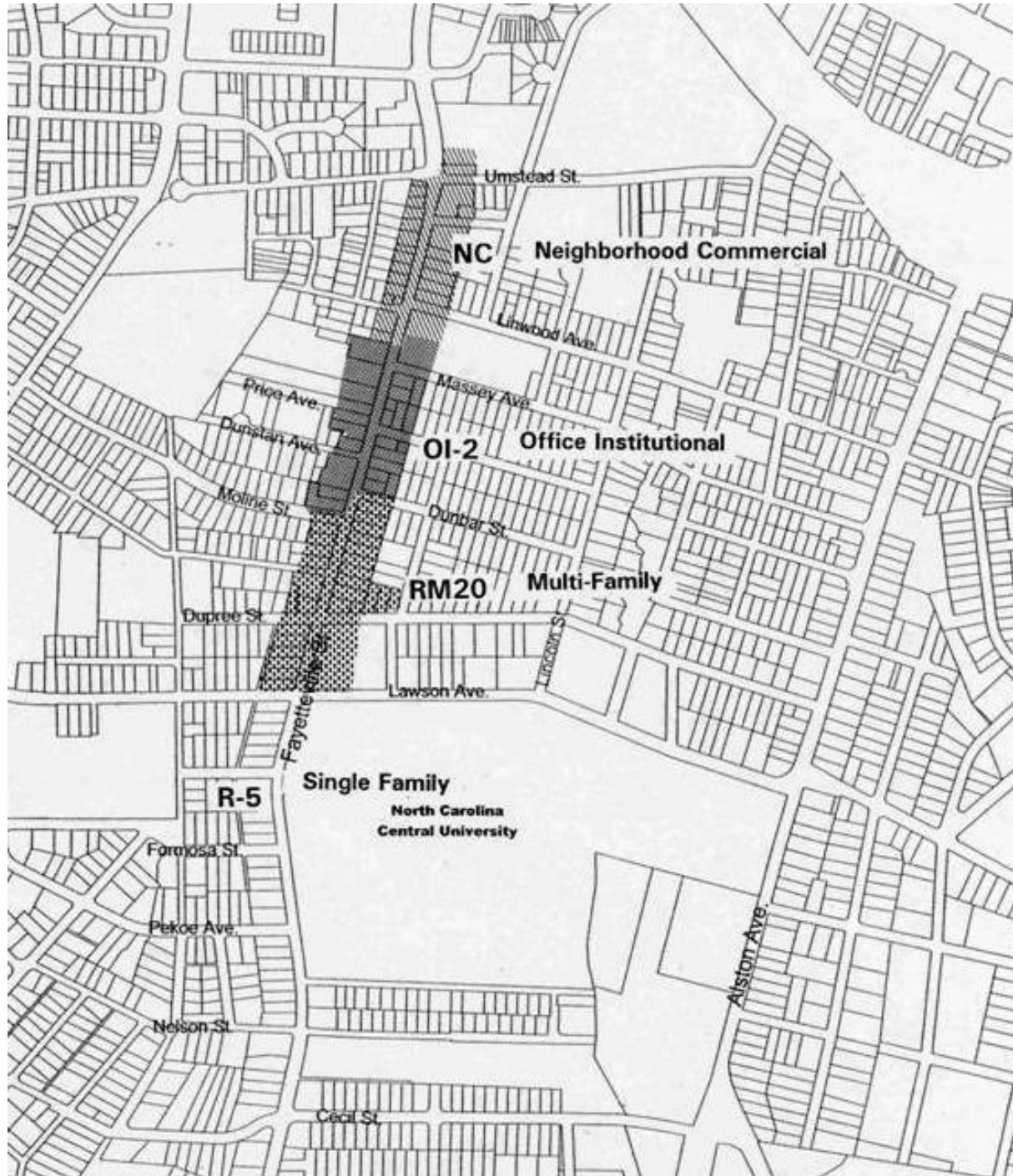


Transom



Sidelight

Map 5, Present Zoning



Historic Preservation Strategy

Introduction

The strategy section of the Preservation Plan for the Fayetteville Street Historic District consists of the goal, policies and recommendations needed to maintain and re-establish the historic context of the neighborhood. The historic preservation goal is a general statement which indicates the desired end state or condition of the local historic District. Following the goal is a list of policies for the district, which are specific statements of what posture the City should take to encourage historic preservation in the district. The recommendations are the suggested means for acting on the policies. The goal, policies and recommendations will guide the Historic Preservation Commission, other public bodies, property owners and developers as they make decisions regarding the future development and preservation of the Fayetteville Street Historic District.

Historic Preservation Goal

The goal of the Fayetteville Street Historic District Preservation Plan is a **viable neighborhood with its historic heritage intact, preserved and displayed in its buildings and landscape, and a community which understands and respects that heritage**. This goal addresses the physical elements of architecture in the district, but also focuses on awareness in the Durham community and in the neighborhood of our historic resources. In the Fayetteville Street Historic District, the heart of this historic significance is Durham's rich African-American heritage and the vernacular architecture it created. The goal further emphasizes the thoughtful rehabilitation of historic properties, compatible new construction, and new investment in and around the district.

The policies of the Fayetteville Street Historic District Preservation Plan are grouped into six categories of preservation concern: Education, Regulation, Financial Issues, Technical Assistance, and Planning Coordination. This categorization is not meant to reflect a priority; these policy areas are considered of equal importance in achieving the Plan's stated goal. Specific recommendations or actions are included for each policy as concrete steps to be taken by the City or other actors to implement the policies of the Plan.

Fayetteville Street District Policies and Recommendations

Policy: Education

Provide information and educational resources to property owners, residents and the community at large about all aspects and implications of historic district designation and historic preservation.

Recommendations for Action

- a. Develop an informational brochure for property owners and residents describing the historic district designation and how it affects physical modifications.

- b. Support the existing organizations and institutions active in the district (Hayti Heritage Center, Durham Business and Professional Chain, NCCU, etc.) as a means of disseminating information and advocating the interests of the residents.
- c. Distribute to all property owners and residents in the district a copy of the Design Guidelines and Review Criteria section of this Plan.
- d. Develop and conduct historic preservation rehabilitation workshops, oriented to the needs of district property owners and residents, to display and teach appropriate preservation techniques.

Discussion

Education of people affected by historic district designation is probably the single most important means of insuring its success in preserving the community's historic resources. Property owners in particular need to be aware of the restrictions applied to their properties and the protection afforded to their properties. Having property owners aware of the Certificate of Appropriateness requirement will help to alleviate problems of modifications being undertaken without historic review.

An informed citizenry is also an asset in preserving the historic resources in the Fayetteville Street area. The community at large benefits from connecting Durham's past with the buildings and neighborhoods as they exist today. Knowing about the role of Fayetteville Street in the City's history will aid in the understanding of why Durham is what it is today.

The policies and recommendations outlined here emphasize a positive approach to education in historic preservation. The City will pull together expertise of the Planning staff, Commission members, the N.C. Division of Archives and History and other community resource persons as needed to support educational programs. These programs include brochures, audio-visual materials and workshops as well as basic information dissemination.

Policy: Regulation

Require the issuance of a Certificate of Appropriateness prior to the issuance of building permits for any exterior building or site modification.

Use the Design Guidelines in this Plan as a basis for issuing Certificates of Appropriateness.

Use the other authorities granted to the Historic Preservation Commission, including delaying demolition, to preserve the historic heritage of the district.

Enforce existing housing code and zoning requirements to preserve the character of the neighborhood and architectural heritage of the district.

Recommendations for Action

- a. Provide to property owners and residents of the district, and the general public upon request, an easy to understand copy of the Design Guidelines and Review Criteria.
- b. Adhere to the Historic Preservation Commission Rules of Procedures and administrative procedures to facilitate the fair and timely review of requests for Certificates of Appropriateness.
- c. Rezone to OI-2 (Office Institutional) the part of NC (Neighborhood Commercial) district on the east side of Fayetteville Street between Umstead Street and the existing OI-2 district.

Discussion

The major authority granted to the Historic Preservation Commission is the issuance of Certificates of Appropriateness (COA) which protects the neighborhood from intrusive exterior treatments of buildings. The state enabling legislation and local ordinance already require that design guidelines be established to indicate what constitutes historically appropriate building modifications. These design guidelines and review criteria for the Fayetteville Street Historic District are included in the Preservation Plan. To further protect the integrity of the district, the Commission may delay demolition within the district for up to 365 days, initiate and participate in negotiations to save buildings, propose changes in City policies affecting historic resources and report violations. The Historic District Commission intends to take an active role in exercising its authority to protect the district.

As the pressures for new development increase in the future, the zoning of the Fayetteville Street area becomes a serious issue. The present zoning of Neighborhood Commercial (NC) on the east side of Fayetteville Street south of Umstead Street is incompatible with the residential nature of the area. The NC zoning allows uses that would make it easier to destroy the existing historic fabric of the area to make way for incompatible infill development. The *South Central Durham Plan* adopted in 1995 calls for the zoning to be changed to an office category. The Plan included a policy that states, “the character of a viable residential areas in South Central Durham should be protected and preserved”. The OI-2 zoning would allow uses that are more compatible with the neighborhood, and it would resolve inconsistencies with the existing OI zoning south of the NC zone.

Policy: Financial Issues

Investigate, implement and publicize financial incentives to encourage property owners to maintain and preserve properties in the district.

Recommendations for Action

- a. Educate the property owners about the landmark designation powers of the Historic Preservation Commission.
- b. Investigate the use of other local tax incentives for the renovation of historic structures.
- c. Investigate the potential for individual properties to take advantage of State historic tax credits.
- d. Investigate the possibility of National register designation for the Fayetteville Street district.

Discussion

The City of Durham and Durham County merged the City's Historic District Commission with the County's Historic Properties Commission on July 1, 1992. This merger created the Historic Preservation Commission which has the power to recommend designation of local districts and landmarks in both the City and County. The addition of landmark designation allows the property owner of a designated landmark the opportunity to apply for a property tax deferral. The tax deferral would allow the property to be taxed at fifty percent of its assessed value. This is one of the best incentives available for the preservation of historic structures in North Carolina. However, the program is intended for those properties that have the highest degree of historic integrity and cultural significance, and the vast majority of historic properties in Durham and on Fayetteville Street will not qualify.

The policies and recommendations of this Plan recognize that the potential for designating local landmarks does not address all of the financing assistance needs in the district.

Also, sources of funding or fund raising opportunities which have not been anticipated may emerge in the future. The City should be prepared to develop those opportunities for innovative financing assistance as they arise. The creation of the State historic tax credits for home owners in 1998 offers owners of qualifying structures another opportunity to help offset the costs of maintaining the historic integrity of individual structures in the Fayetteville Street District.

Policy: Technical Assistance

Offer reasonable and timely technical assistance to property owners and developers for the design and implementation of either restoration or new construction in the district.

Recommendations for Action

- a. Maintain a historic preservation library and a file of knowledgeable consultants to assist district residents and the community at large in solving technical problems.
- b. Offer the technical expertise of the Planning staff and Historic Preservation Commission members where appropriate to assist in solving technical problems.
- c. Facilitate the using of whatever technical assistance may be available from the State Historic Preservation Office in the North Carolina Division of Archives and History.

Discussion

Often property owners find it difficult to deal with problems specific to their historic structures, in particular with the maintenance, repair or replacement of historic exterior elements. Frequently, out of frustration or ignorance, historic elements will be removed and replaced with incompatible materials. The City of Durham and the Durham City-County Planning Department offer support for historic district property owners.

Significant historic preservation expertise exists in the Planning staff, Historic Preservation Commission members, State agencies and in the local community. The Fayetteville Street Historic District Preservation Strategy acknowledges the importance of bringing together technical expertise and property owners planning renovation and/or new construction. But making the connection isn't sufficient because property owners can be expected to utilize such expertise only if it will not result in significant increases in development time or cost.

Policy: Development Activity

Promote appropriate new development opportunities in the historic district.

Recommendations for Action

- a. Support compatible and creative new development within the boundaries of the district.
- b. Support compatible new development on appropriately zoned land at the periphery of the district.
- c. Support efforts to create a more pedestrian and transit friendly atmosphere in and around the district.

Discussion

Economic development opportunities in the Fayetteville Street Historic District are somewhat limited by the residential nature of the area. Also, the northern part of the district has an existing commercial area that has undergone revitalization recently. The recommendations focus on supporting adjacent economic development activities that are compatible with the residential character of the area.

Historically, the development of the neighborhood has included an eclectic mix of housing types. Boarding houses, duplexes and multiple family residences have been included in the neighborhood since its origins. Due to the proximity of the University, institutional uses have always been an integral part of the neighborhood, and commercial establishments have historically been located on the northern edges of the district closer to the Hayti area. The plan endorses the continued development of compatible residential units on vacant sites while recommending that commercial uses remain primarily in the northern portion of the district. New institutional uses should be evaluated for their impact on the neighborhood before approval. The Planning staff and the Commission offer their assistance in working with landowners in the district to seek compatible uses for vacant parcels.

The impending transit station planned for Alston Avenue several blocks from the district offers an opportunity to refocus on more pedestrian friendly amenities. The success of this east Durham transit station is dependent upon its use by residents, students and patrons of businesses and institutions in the Fayetteville Street area. Improvements to lighting, sidewalks and landscaping will help to make the area more livable and desirable. The specific improvements are discussed more fully in the next section.

Policy: Planning Coordination

Promote planning in and around the Fayetteville Street Historic District to support and encourage historic preservation.

Recommendation for Action

- a. Implement the South Central Durham Plan.
- b. Promote the preservation of the historic fabric of the adjoining neighborhoods and the institutional and commercial properties.
- c. Promote the cooperation between the neighborhood and North Carolina Central University in planning for the future of the area.
- d. Utilize the expertise of the Commission and Planning staff to create and promote a unified street lighting, signage, and landscaping for the District based on the study completed by the North Carolina State University, School of Design students.

Discussion

Historic preservation objectives can best be achieved if the surrounding neighborhoods are viable and thriving. Planning activities which coordinate public and private development decisions will contribute to the neighborhood's stability. The proximity of the North Carolina Central University campus underscores the need to further define the boundaries of the residential neighborhood and limit intrusions of incompatible uses. Likewise, planning activities oriented toward commercial and mixed-use areas outside of the district boundaries, such as the proposed Alston Avenue transit station area, will compliment strategies to guide the redevelopment and/or recovery of the community. While promoting the continued development of these areas, it is also important to preserve their historical context in relation to Fayetteville Street.

The integrity of the historic fabric of Fayetteville Street is also dependant upon its setting. In the fall of 1998, students from Dr. Angelo Abbate's Landscape Architecture class at the NCSU School of Design completed a landscape study of the district. Their study should form the basis for a complete landscape improvement program for Fayetteville Street. Many of their suggestions are pointed toward increasing neighborhood unity. They suggest, for example, that the use of historically compatible street lighting would not only help to visually unify the neighborhood, but that the additional lighting could help with security. Other unifying landscape features could also help the identity of the neighborhood. Because the district boundaries are

linear in form, it would be easy to use signage at each end to help identify the area as a special entity in Durham. The use of compatible trees and other plantings in the district could contribute as well to a more historically viable neighborhood (see the Design Guidelines and Review Criteria section that follows for more information about landscape features).

Summary

The goals, policies, and recommendations addressed in the Historic Preservation Strategy section are the framework for the success of the Fayetteville Street neighborhood as a local historic district. The goal of preserving this valuable neighborhood can only be met with the cooperation between the neighborhood and the city. The Historic Preservation Commission and Planning staff will strive to implement the recommendations and issues addressed in the Strategy in a timely manner. Moreover, the Strategy, in combination with the following Design Guidelines and Review Criteria, will provide a logical, self-help guide for property owners in planning improvements, rehabilitations, and changes for their structures.

Principles and Review Criteria for Certificates of Appropriateness

Introduction

The preservation of a city's historic fabric is a continuing concern in the face of growth and development. The City of Durham has the opportunity with its Historic District Overlay Zone to provide a means of achieving a sound policy for rehabilitation, new construction, landscaping and signage within the designated historic Districts. Durham presently has fifteen National Register Historic Districts throughout the city. The Historic District Overlay Zone allows these Districts and others to become designated Local Historic Districts. When these Districts are designated, the individual properties located within Local District's boundaries are subject to the following:

No exterior construction, alteration, restoration, or rehabilitation activities affecting appearance may be conducted within the historic district without the applicant first obtaining a Certificate of Appropriateness or a Master Certificate of Appropriateness from the Durham Historic Preservation Commission. (Durham City Code, Zoning Ordinance, Section 24-4.D.6.)

These general design guidelines were created primarily to provide for historic district property owners and builders a better understanding of the criteria that the Historic Preservation Commission uses when granting Certificates of Appropriateness. The basic goal of these general guidelines is to help insure the integrity of Durham's historic areas by promoting sensitive rehabilitation and harmonious new construction.

The various sections of the Historic District Preservation Plan, in conjunction with these design guidelines, will prove to be beneficial during the earliest stages of planning and design phases of historic district construction projects.

Three documents provide the basic framework for these design guidelines: The Secretary of the Interior's "Standards for Rehabilitation", the State of North Carolina General Enabling Legislation (G.S. 160A-395 through 399), and the Durham Zoning Ordinance.

The Secretary's Standards were created to assess historic preservation projects which involved Federal and State funds and/or tax incentives. These standards are used nationwide and form the core of these design guidelines. The State Enabling Legislation (G.S. 160A-395 through 399) grants municipalities the right to create local historic districts and to create commissions to oversee these areas. The Durham Zoning Ordinance, in its amendment creating the Historic District Overlay Zone (September 6, 1984, See Appendix C), spells out the details required for the Preservation Plans and Design Guidelines.

Standards for Rehabilitation

The Secretary of the Interior's "Standards for Rehabilitation" includes the following basic guidelines which provide the criteria by which the Historic District Commission will review projects for Certificates of Appropriateness.

Compatible Use	Every reasonable effort should be made to provide compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
Distinguishing Qualities	The distinguishing original qualities or character of a building, structure, or site and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
Historical Time Frame	All buildings, structures and sites should be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance should be discouraged.
Historical Changes	Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right and this significance should be recognized and respected.
Distinctive Features/ Skilled Craftsmanship	Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, should be treated with sensitivity.
Deteriorated Architectural Features	Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
Surface Cleaning	The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.
Archaeological Resources	Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any

acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.

Contemporary Design for Additions

Contemporary design for additions to existing structures or landscaping shall not be discouraged, if such design is compatible with the size, color, material, and character of the existing structure and surrounding neighborhood environment.

New Additions and Alterations

Whenever possible, new additions or alterations to structures shall be done in such a manner that, if they were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

Local Review Criteria

The review criteria are created for property owners to help preserve, maintain, and enhance the historic character of their district. The Historic Preservation Commission will refer to the review criteria and the Secretary of the Interior's standards in reviewing applications for Certificates of Appropriateness. The guidelines refer to new construction, additions and renovation as indicated.

While the guidelines cover most anticipated changes in the District, some changes may not be included. If this is the case, the property owner is advised to contact the Durham City-County Planning staff (919) 560-4137 for advice.

Proportion and Scale--Height

Existing Character. All structures in the Districts are one to two stories in height.

Guidelines. New buildings and additions should not dominate the primary or adjacent structures.

Proportion and Scale--Scale

Existing Character. All structures relate well to the human scale. The largest buildings break up the vertical mass by the use of details, roof lines, porches and materials.

Guidelines. New buildings and additions should assume the general scale of district structures.

Mass--Form and Bulk

Existing Character. Most buildings have complex shapes and both symmetrical and asymmetrical treatments of facades is evident. Most structures have large expanses of walls on street facades broken up by details and porches. Vertical and horizontal emphasis is found frequently on individual structures.

Guidelines. New buildings should exhibit the general form and bulk of adjoining structures in the block face. New buildings should follow the general vertical and horizontal emphasis found on adjoining historic buildings. Large expanses of walls should be designed to minimize the visual bulk.

Mass--Additions

Existing Character. Many additions to original buildings have taken place in the district. Large additions are generally located to the rear of the original structures. Several structures have been altered by having their original front and side porches enclosed. In these situations, the alteration is incompatible with the structure.

Guidelines. Additions should harmonize with the design of the original facades while not trying to duplicate a historic look. Enclosing street facing porches will be discouraged. Additions should be attached to the rear of the existing structure when possible.

Roofs--Shape and Pitch

Existing Character. The majority of structures exhibit hip or gable roofs. Gables are also frequently used to breakup the mass of roofs. While many roofs are steeply pitched by various degrees, some are low such as those found on the Bungalow style homes and the small duplex structures.

Guidelines. New roofs should have a pitch compatible with those found in the block face. Particular interest will be paid to compatibility with adjacent structures. Styles for new roofs shall be compatible with existing roofs in the District.

Chimneys

Existing Character. While most chimneys are inconspicuous, some are tall and decorated with corbelled brick or other details at the top. More than one chimney is found frequently on the same structure, and some are featured prominently on the front façade with decorative elements applied.

Guidelines. New chimneys shall harmonize with the scale, design, and materials of any other chimneys found on the existing structure or those on adjoining structures.

Windows--Types

Existing Character. Window treatments in the district are generally double-hung sash type with variations of 1 over 1 and 2 over 2 glass treatments as the most prominent. Multiple panes of glass also appear frequently. Small rondels, transoms and side-lites accentuate many entrances.

Guidelines. Window types should be consistent with the style of the structure and compatible with those found on historic structures in the District.

Storm windows should conform by color, size and style with the existing windows. Storm windows should not disguise or hide original windows.

Windows--Shape and Proportion

Existing Character. Generally, windows in the district are tall and narrow with a vertical emphasis on the earlier houses. The later dwellings, such as bungalows, tend to have larger windows which are noticeably wider.

Guidelines. New windows should conform to the general shape and proportion of those found on the existing structure and neighboring structures.

Windows--Rhythm

Existing Character. Generally a rhythm is found in looking at the windows in a block face. Windows tend to be the same heights and shapes, and spacing between windows is

somewhat consistent. Some homes have been incompatibly altered and this rhythm is lost. Most structures exhibit a basic symmetrical layout of windows and doors.

Guidelines. New windows should be compatible with any rhythm found in window treatments of the house, the block face and adjacent structures.

Windows--Shutters and Other Details

Existing Character. Functional shutters are found on few buildings in the district. More often the shutters are non-functional and inappropriate in size and style. Various decorative elements (hoods, cornices, awnings, appliques, etc.) are found throughout the district.

Guidelines. Functional shutters on new or existing structures are preferable to non-functional ones. Maintain all original window details when possible or replace with similar materials and style. Awnings, if used, should be canvas or similar material. Any applied decorative element should be appropriate to the age of the structure.

Doorways

Existing Character. Generally, main entrance doors have prominent decorative elements. A mix of styles based on solid-paneled wood are common for doors. Several structures include wood doors with glass (panes, stained, beveled, etc.) in the upper half. Transoms, sidelights, and heavy trim accentuate most entrances.

Guidelines. Doors should be consistent with the style of the building. Storm doors, screen doors and other outer doors should be compatible in material, style and color and should not obstruct original doors.

Porches

Existing Character. Most historic residential structures in the district have covered porches located on the front facade. These porches vary greatly in size and configuration. Many have decorative columns and railings of varied designs. Some structures have stoops and others have terraces and patios. Many have undergone inappropriate alterations and enclosures.

Guidelines. Porches, terraces, patios and stoops should be retained on existing structures. Porches should normally be included on new buildings. Strive for appropriate, compatible details on porches.

Stairs

Existing Character. Stairs and steps on district structures are constructed of wood, concrete, and brick. Rails are not prevalent on front steps. Several homes include visually intrusive steel fire escapes.

Guidelines. Front facade stairs and steps should be constructed of wood, brick, or concrete. If rails are needed they should be compatible with the design of the building. When necessary for safety reasons, place fire escapes on the rear of the structure.

Materials--Exterior Walls, Trim, and Foundations

Existing Character. The primary exterior building material is wood siding. Horizontally placed weatherboard is found throughout the district. Brick, concrete block and stone as building materials are found on several structures and on many foundations. Incompatible aluminum and vinyl siding and asbestos shingles have been added to several structures. Wooden shakes and shingles are found on many buildings usually in gables. One house is sheathed in stucco and another is covered in random course ashlar.

Guidelines. Use materials compatible with the fabric of the district. Avoid aluminum and vinyl siding, exposed concrete block, and plastic and uncharacteristic materials for exterior surfaces.

Materials--Roofs

Existing Character. Roofing materials include seamed tin, patterned pressed tin, slate and composition shingles.

Guidelines. Replace deteriorating roofs with original type of material if possible. Use materials which are compatible with the style of the structure and surrounding roof types. Contemporary elements (solar panels, skylights, attic vents) should be placed on the backside of the roof and out of view from the street.

Colors

Existing Character. Various colors are used throughout the district.

Guidelines. Choose a color scheme based on original colors if possible. Overall color should coordinate with roof color. Trim should be a different but harmonious color with the overall structure. Low gloss or flat paints are preferred for historic structures. Medium to dark colors for composite shingles are preferred for roofs. The City-County Planning Department has a list of suggested colors and color combinations for those owners who seek their advice.

The Durham Historic Preservation Commission does not require approval for color.

Out-Buildings

Existing Character. Many properties in the district have existing garages and storage buildings at the side or rear of the structures. These buildings are generally constructed of wood, and in some cases, masonry.

Guidelines. Maintain any historic structures on the site. Place new utilitarian structures in the rear of the property and screened from the street when possible. Outbuildings should harmonize with style and materials of primary structure on property.

Orientation and Setback

Existing Character. All historic structures in the district are oriented with the main entrance facing the street. Setback has been relatively uniform over the years, and this setback is closer to the street than in Durham's newer neighborhoods.

Guidelines. All zoning regulations for setback, side yards, and rear yards shall be observed. All new construction shall have the main entrance facade oriented to the street (the street of address for a property). Preservation of the existing topography and vegetation is encouraged when placing the building.

Driveways and Walkways

Existing Character. The district includes concrete, gravel, and paving strip driveways predominantly. Individual sidewalks are concrete, stepping stones, brick and gravel. Public sidewalks are located on both sides of the streets. Most streets have minimal grassed median strips between the sidewalks and the street.

Guidelines. Driveways should be constructed of concrete, brick, gravel, or paving strips and must conform to existing City standards. Individual sidewalks should be constructed of concrete, brick, gravel or stepping stones. Sidewalks should be coordinated with the style of the building and its landscaping. These guidelines apply to public and private driveways and sidewalks.

Fences and Walls

Existing Character. Fencing in the district is generally wood or incompatible chain-link. Walls in the district are constructed of concrete, brick and concrete block. Many properties display a low decorative retaining wall of concrete which separates the lawns from the sidewalks.

Guidelines. Fences and walls shall conform to the style of the structure. Fences should be constructed of wood (or iron under certain circumstances). Walls should be constructed of brick, concrete, or stone.

Lighting

Existing Character. Street and porch lights provide most of the light in the district.

Guidelines. Lighting fixtures should be compatible with the style of the building and landscaping.

Signs

Existing Character. Few permanent signs are found in the district. Some are located on properties that are commercial or institutional.

Guidelines. Signs must conform to City of Durham regulations. Permanent signs should conform to the fabric (materials, style, proportion, etc.) of the district. Temporary signs (real estate, political campaign, etc.) are allowed in accordance with the City of Durham sign ordinance. All new signage must have prior approval from the Commission.

Vegetation

Existing Character. Large canopy trees (primarily Oaks and Maples) are historically part of the district streetscape. Plantings are also found in a variety of ways on individual properties. Magnolias, Crepe Myrtles, and other flowering trees and shrubs are also prevalent. Grassed lawns are common to the district. A number of ground covers such as ivy are also prevalent.

Guidelines. Plant new canopy trees of similar type to replace diseased and dying trees. Maintain existing vegetation. Continue to use plantings to enhance the historic structures and to define individual properties. The Planning Department Staff maintains a list of the appropriate trees, shrubs, and ground covers for the property owners' use.

Public Facilities

Existing Character. Utility lines are located overhead on standard utility poles. Public signage in the District is limited to traffic signs. Curbs are constructed of granite and concrete. Public streets are asphalt and the public sidewalks are concrete.

Guidelines. The utility companies and the City of Durham should consult the Historic District Commission before altering the appearance of any existing public facilities, utilities or spaces within the Historic District. The impact of signs, utility lines, and other contemporary public facilities on the Historic Districts should be minimized as much as possible. Care should be taken to preserve the granite curbs.

Any changes planned for existing exposed utilities in the district will require Planning staff and Commission review. Review will also be necessary for excavation work in the neighborhood except in the case of an emergency.

Appendices

Appendix A, Glossary

Familiarity with the following terms will contribute to a better understanding of the nature of these guidelines. Further definitions are found in the Preservation Plans for the various Local Historic Districts.

Ashlar	A block of building stone either carved or left intact from the quarry.
Bay	A visual division on the facade of a building based on underlying structural members.
Block Face	The entire block as viewed from the street; including streetscape, building facades, landscaping, fronted side yards, and utilities (usually shown in elevation drawings).
Corbelling	Decorative brick-work, usually in a stepped design, common for chimneys.
Cornice	A projecting, horizontal element at the top of a building or a section of a building used to visually divide the sections. Usually a cornice is decorative in nature.
Elevation	The exterior vertical faces of a structure shown in drawings.
Facade	The face or front of a building.
Fenestration	The arrangement of windows and openings on a building.
Footprint	The perimeter or outline of a structure as it is positioned on the land in a plan.
Lunette	A crescent or semicircular shaped, decorative window.
Masonry	Building materials such as stone, brick and stucco which are used as a facing or for structural support.
Orientation	The directional placement of a structure to its setting, the street and other structures
Pattern	The various forms (materials, windows, buildings, etc.) arranged in a rhythmic manner that is repeated on a single building or a block-face.
Pier	A vertical, structural support of a building, porch, roof, etc.
Pilaster	A column which has been affixed to the surface of a building.
Plan	A drawing showing the building and its setting on a horizontal plane.
Plinth	The base for a porch column, usually constructed of brick or other masonry. Most rise from the ground and extend to the height of the railing. Common on bungalow style homes.
Porte Cochere	An extension of a porch roof over a driveway, an early version of a carport.

Rehabilitation	Making alterations and repairs to a structure (of any age) for a new use while retaining its original character.
Renovation	A general term meaning the renewal, rehabilitation or restoration of an historic building.
Restoration	Recreating the appearance of a structure or site from a particular period of time in its history by replacing lost elements and removing later ones.
Rondel	A small round or oval window usually adjacent to an entrance, typically in a spoke design in leaded glass or glass and wood.
Scale	The relationship of the mass and size of a structure to other buildings and humans.
Sidelight	A vertical window adjacent to a door, usually incorporated into the framework for the entrance and often found on each side of the door with a transom above.
Spandrel	A common Victorian porch detail which consists of a decorative panel between two vertical elements or an arch.
Streetscape	The right of way of a street or the view of the entire street including curbs, sidewalks, landscaping, utilities, street furniture and structures.
Stucco	A facing material for a building made from sand, cement, and lime applied in a liquid form which hardens to a durable finish.
Surround	An ornamental element that frames a window, door or other opening.
Texture	The building and landscape materials (brick, stone, siding, concrete, ground covers, etc.) which are found in a district, block or site.
Transom	A window element, usually horizontal, above an entrance door.

Appendix B, Reference Materials

Durham History

1. *Durham County: A History of Durham County, North Carolina*, by Jean Bradley Anderson, Durham: Duke Press, 1990.
2. *Durham: A Pictorial History*, by Joel A. Kostyu, Norfolk: Donning Press, 1978.
3. *The Durham Architectural and Historic Inventory*, by Claudia Roberts-Brown, Diane Lea, Robert M. Leary, Robert M. Leary and Associates, Durham: City of Durham, North Carolina, 1982.
4. *The Story of Durham*, by W. K. Boyd, Durham: Duke University Press, 1925.

Architectural History and Renovation

5. *All About Old Buildings: The Whole Preservation Catalog*, by Diane Maddex, editor, Washington, D.C.: The Preservation Press, 1985.
6. *The Brown Book: A Directory of Preservation Information*, by Diane Maddex, editor, with Ellen R. Marsh, Washington, D.C.: The Preservation Press, 1983.
7. *Built in the U.S.A.*, by Diane Maddex, editor, Washington, D.C.: The Preservation Press, 1985.
8. *Field Guide to American Houses*, by Virginia and Lee McAlester, New York: Alfred A. Knopf, 1998.
9. *Old and New Architecture: Design Relationship*, National Trust for Historic Preservation, Washington, D.C.: The Preservation Press, 1980.
10. *The Restoration Manual*, by Orin M. Bullock, Norwalk, Ct.: Silvermine Publishers, Inc., 1966.
11. *What Style Is It? A Guide to American Architecture*, by John Poppeliers, S. Allen Chambers, Nancy B. Schwartz, Washington, D.C.: The Preservation Press, 1978.

Appendix C, Historic District Overlay Zone

Durham Zoning Ordinance, Section 24-4.D.6

A. Purpose.

The Historic District (hereinafter referred to as the "District") is one of the most valued and important assets of Durham. It is established for the purpose of protecting and conserving the heritage of Durham and Durham County and the State of North Carolina; for the purpose of preserving the social, economic, cultural, political, and architectural history of the District and its individual properties; for the purpose of promoting the education, pleasure and enrichment of residents in the District and Durham City and County and the State as a whole; for the purpose of encouraging tourism and increased commercial activity; for the purpose of fostering civic beauty; and for the purpose of stabilizing and enhancing property values throughout the District as a whole, thus contributing to the improvement of the general health and welfare of Durham and any residents of the District.

B. Historic District Establishment.

The Historic District is hereby established as an overlay zoning district. The Durham City Council may designate one or more geographic areas as an Historic District and indicate the extent and boundaries of any such area on the official Zoning Map of the City of Durham.

1. Eligibility for Establishing Areas as an Historic District.

Any area cited as a potential historic district by the Durham City Council or any area determined by the North Carolina Division of Archives and History to be eligible for the inclusion on the National Register of Historic Places may be considered for designation as an historic district.

2. Initiation of Requests for Establishing a District.

Requests for establishment of a District may be made (a) by petition of more than 25 percent of the property owners in the proposed district; or (b) by initiative of the City of Durham. When the City of Durham initiates the request for the establishment of a district, it shall notify record property owners in the proposed district prior to the setting of any public hearings before the City Council concerning the establishment of the district.

3. Procedures for Considering a Request for Establishing a District or for Extending an Existing District's Boundaries.

Upon the filing of a petition from property owners or a City-initiated request, the following steps shall apply to the consideration of the proposed district.

- a. The Director of Planning and Community Development shall publish notice that a request has been filed and will be considered by the Historic District Commission at a specified date and time.
- b. The Historic District Commission shall conduct a preliminary consideration of the request and report its recommendation to the Director of Planning and Community Development.

- c. The Director of Planning and Community Development shall prepare an Historic District Preservation Plan if the Historic District Commission recommends the establishment of the proposed Historic District.
If the decision of the Historic District Commission is negative, the Director of Planning and Community Development shall report the negative recommendation to the City Council as an information item. The City Council may accept the recommendation of the Historic District Commission or it may order the procedures for review of the proposed district as if the Historic District Commission recommendation had been positive.
- d. The State Division of Archives and History shall review the Historic District Preservation Plan.
- e. The Director of Planning and Community Development shall publish notice that the establishment of an Historic District and the adoption of an Historic District Preservation Plan will be considered by the Historic District Commission at a specified date and time.
- f. The Historic District Commission shall review the proposed district and recommend denial or designation of the area.
- g. The Planning and Zoning Commission shall consider both the request for establishment of the District and the Historic District Preservation Plan.
- h. The City Council shall set a public hearing and notify property owners within the proposed district of the public hearing.
- i. The City Council shall hold a public hearing to consider both the request for establishment of a district and the Historic District Preservation Plan. The protest petition procedures as established by Section 24-22.D.3 of the Zoning Ordinance shall apply to the designation or amendment of an historic district.

4. Requirement for Historic District Preservation Plan.

An Historic District Preservation Plan shall include an historic significance investigation and boundary description for the district as required in G.S. 160A-395; principles and guidelines for certificates of appropriateness as required in G.S. 160A-397 and referred to in this ordinance in Sections 9.1 and 9.2; and a preservation strategy tailored to the individual needs of the specific area.

The preservation strategy shall include, but not be limited to the following elements:

- a. The need for the District in that area, including the specific reasons why the regulatory provisions of this Section should be applied in order to effectively accomplish the preservation of that area;
- b. The means by which existence of the District will be publicized to District property owners and to the general public;
- c. New elements. The principles, design guidelines, and criteria to be followed in the district for exterior activities involving new construction, alteration, restoration, or rehabilitation and which shall be the basis for the Commission's review and action upon an application for a certificate of appropriateness.
- d. The means by which technical assistance will be offered to property owners of the proposed District by the Historic District Commission, City staff or other groups;
- e. A description of the various financial incentives that are proposed for use in promoting preservation activities within the District, how those incentives would be utilized and how property owners will be made aware of them;
- f. A description of what, if any, measures the Historic District Commission, the City

staff or other groups will take to encourage economic activity and development which will be conducive to preservation activities within the District.

The Historic District Commission shall forward its recommendation on District establishment to the Planning and Zoning Commission or City Council with a recommended Historic District Preservation Plan. The Historic District Preservation Plan shall be part of the consideration of the District establishment. When the City Council designates an area as an historic district, the Historic District Preservation Plan for the particular district shall become City policy and all appropriate public bodies or administrative officials cited as having implementation responsibilities shall be directed to use their best efforts to assure the effective implementation of the plan as it is written.

C. Permitted Uses.

The Historic District is a zone which is superimposed on the City zoning map. Permitted land uses are determined by the Zoning Ordinance Table of Permitted Uses of the zoning classification indicated on the base zoning map. The Historic District overlay zone controls the manner in which certain construction or repair activities may occur; not the uses for which they are constructed.

D. Construction and Restoration, Activities Permitted in the Historic District.

No exterior construction, alteration, restoration, or rehabilitation activities affecting appearance may be conducted within the historic district without the applicant first obtaining a Certificate of Appropriateness or a Master Certificate of Appropriateness from the Historic District Commission.

Work done by the City and by public utility companies within the district shall be subject to the provisions of this ordinance. However, rather than obtaining individual Certificates of Appropriateness for each proposed activity in the district, the City and public utility companies may instead obtain a Master Certificate of Appropriateness from the Historic District Commission. No Master Certificate of Appropriateness shall be valid for a period greater than one (1) year from the date of issuance. The Historic District Commission shall consider and issue Master Certificates in accordance with the procedures and standards applicable to individual certificates.

In addition to acquiring a master certificate, the City and any public utility company shall notify the City Manager prior to performing any work within the district. In emergency situations, notification by the next work day is acceptable. Such work shall be done in accordance with the principles, design guidelines, and specific criteria adopted for the district as part of the Historic District Preservation Plan. The City Manager may inspect all work done pursuant to a Master Certificate.

1. Effect of Permitted Construction Activities on Requirements for Variances and Use Permits.

The applicant for a Certificate of Appropriateness shall obtain any use permit or variance required by other provisions of the Zoning Ordinance in addition to any required Certificate of Appropriateness. Any required variance or use permit may be obtained either before or after a Certificate of Appropriateness is obtained. When the Historic District Commission recommends a change in construction plans that requires a variance from the Board of Adjustment, the Historic District Commission's recommendation shall not be binding on the Board of Adjustment, and shall be considered by the Board as a recommendation only.

2. Approval Subject to Conditions.

The Historic District Commission may attach reasonable and appropriate conditions to any Certificate of Appropriateness in order to assure compliance with this ordinance.

3. Approval Affecting Rights-of-Way.

Any property or structure restored, reconstructed, or maintained and which extends on, or within a public sidewalk, public alley, or other such public way shall be authorized by the City Council and shall be the responsibility of the item's owner, his heirs and assigns. The owner's restoration, reconstruction, or maintenance of any such property or structure within a public area shall constitute the owner's agreement to protect and hold the City of Durham harmless against any liability, cost, damage, or expense suffered by the City of Durham as a result of or growing out of the restoration, reconstruction, or maintenance thereof. Such items, so approved, may be lawfully restored, reconstructed, or maintained. Any such item projecting over the vehicular travel way of a street or alley shall be, at its lowest point, 15 feet above the travel way.

E. Parking Variance.

When the Historic District Commission finds that the number of off-street parking spaces required by the zoning regulations for a building or structure for which a Certificate of Appropriateness is requested is inconsistent with the historic character and qualities of the District, the Historic District Commission shall recommend to the Board of Adjustment that the Board of Adjustment grant a variance, in part or in whole, of the number of off-street parking spaces required. The Board of Adjustment may authorize a lesser number of off-street parking spaces, provided: (1) the Board finds that the lesser number of off-street parking spaces will not create problems due to increased on-street parking, and (2) will not constitute a threat to the public safety.

1. Required Conformance to Dimensional Regulations; Exceptions.

The dimensional and other regulations of the underlying zoning district shall apply to structures within the Historic District. In order to maintain the historic character of a particular area, the Preservation Plan may recommend dimensional regulations for such items as minimum setbacks, maximum setback, height limit, and minimum side yards. Only the Board of Adjustment may grant a variance from the dimensional regulations established by the Zoning Ordinance.

F. Historic District Commission Recommendation on Use Permits, Variances, Rezoning Requests and Zoning Text Amendment.

All use permits, variances, rezoning requests and zoning text amendment applications within the Historic District may be reviewed by the Historic District Commission. The Commission may make recommendations provided that its review shall not delay or impede the normal processing and review of such requests, the Historic District Commission may forward its own recommendations concerning the requests to the appropriate public body.

G. Historic District Commission.

1. Creation.

There is hereby established the Durham Historic District Commission (hereafter referred to as the "Historic District Commission" or "Commission") to consist of nine (9) members appointed by the City Council. The Commission shall serve without compensation.

2. Tenure.

Members of the Historic District Commission shall serve overlapping terms of three (3) years. Initially, three (3) members shall be appointed for three (3) years, three (3) members for two (2) years, and three (3) members for one (1) year. Thereafter, all appointments shall be made for three (3) years. A member may be reappointed for a second consecutive term. After two consecutive terms a member shall be

ineligible for reappointment until one calendar year has elapsed from the date of termination of his or her second term.

3. Qualifications.

All members of the Historic District Commission shall be residents of the territorial zoning jurisdiction of the City of Durham and at least seven (7) members shall be City residents. A majority of the members shall have demonstrated special interest, experience, or education in history or architecture. The Commission shall always include at least one registered architect, one realtor or developer, one cultural or social historian, one representative of a lending institution, and two members who are none of these.

4. Meetings.

The Historic District Commission shall establish a meeting time, and shall meet at least quarterly and more often as it shall determine and require. All meetings shall conform to the North Carolina Open Meetings Law, G.S. Chapter 143, Article 33C.

5. Rules of Procedure.

The Historic District Commission shall adopt and publish rules of procedure for the conduct of its business.

6. Annual Report Required.

The Historic District Commission shall prepare an annual report and submit it to the City Council by February 1st of each year. The annual report shall include a comprehensive and detailed review of the activities, problems, and actions of the Commission and any budget requests or other recommendations.

7. Meeting Minutes.

The Commission shall keep permanent minutes of its meetings. The minutes shall include the attendance of its members and its resolution, findings, recommendations and other actions. The minutes of the Commission shall be open for public inspection as required by law.

8. Commission Powers.

a. General Responsibilities of the Commission. The Commission shall use education and regulation to promote, enhance and preserve the character and heritage of the District.

b. Specific Authority and Powers. The Historic District Commission is authorized and empowered to undertake actions reasonably necessary to the discharge and conduct of its duties and responsibilities as established in this ordinance and by Part 3A, Article 19, Chapter 160A of the General Statutes of the State of North Carolina, including the following:

1. To recommend to the Planning and Zoning Commission districts or areas to be designated by ordinance as "Historic Districts."
2. To recommend to the Planning and Zoning Commission that designation of any district or area as a Historic District be revoked or removed.
3. To consider and grant or deny applications for Certificates of Appropriateness or Master Certificates of Appropriateness in accordance with this ordinance.
4. To give advice to property owners concerning the treatment of the historical and visual characteristics of their properties located within the District, such as color schemes, gardens and landscape

- features, and minor decorative elements.
5. To propose to the City Council changes to this or any related ordinance and to propose new ordinances or laws relating to the Historic District or relating to the total program for the development of the historical resources of Durham and its environs.
 6. To cooperate with other City of Durham boards or commissions or with agencies of the City of Durham or other governmental units to offer or request assistance, aid, guidance, or advice concerning matters under its purview or of mutual interest.
 7. To publish information about, or otherwise inform the owners of property within the District, of any matters pertinent to its duties, organization, procedures, responsibilities, functions, or requirements.
 8. To undertake programs of information, research, or analysis relating to any matters under its purview.
 9. To report violations of this ordinance, or related ordinances to the local official responsible for enforcement.
 10. To assist the City of Durham staff in obtaining the services of private consultants to aid in carrying out programs of research or analysis.
 11. To accept funds, with the approval of City Council and to be administered by the Department of Planning and Community Development, granted to the Commission from private or non-profit organizations.
 12. To contract, with the approval of the City Council, for services or funds from the State of North Carolina and agencies or departments of the United States government.
 13. To recommend to the City Council and the State of North Carolina structures, sites, objects or districts worthy of national, state or local recognition.
 14. To delay demolition of historically significant buildings as set forth in Article K.
 15. To initiate and participate in negotiations with owners and other parties to find means of preserving historically significant buildings set for demolition.
 16. To establish guidelines under which the City Manager or his designee may approve minor modifications on behalf of the Commission. No application shall be denied without first being considered by the Commission.
 17. To conduct public hearings on applications for Certificates of Appropriateness where the Commission deems that such a hearing is necessary.
 18. To organize itself and conduct its business by whatever legal means it deems proper.
 19. To exercise such other powers and perform such other duties as are required elsewhere by this ordinance, the General Statutes of North

Carolina or by the City Council.

H. Certificate of Appropriateness.

1. Required.

From and after the designation of the historic district, no exterior portion of any building or other structure (including masonry walls, fences, light fixtures, steps and pavement, or other appurtenant features) nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished within such district until after an application for a Certificate of Appropriateness as to exterior features has been submitted to and approved by the Historic District Commission. The City shall require such a certificate to be issued by the Commission prior to the issuance of a building permit granted for the purpose of constructing, altering, moving or demolishing structures, which certificates may be issued subject to reasonable conditions necessary to carry out the purposes of this ordinance. A Certificate of Appropriateness shall be required whether or not a building permit is required. Any building permit or such other permit not issued in conformity with this section shall be invalid. The City and the public utility companies may obtain a Master Certificate from the Historic District Commission rather than obtaining individual Certificates of Appropriateness for each proposed activity in the district.

2. Required Procedures.

- a. Application Submitted to Appropriate Administrative Official. The owner or his agent shall obtain an application for a Certificate of Appropriateness from and, when completed, file it with the City's Director of Inspection Services. An application for a Certificate of Appropriateness shall be considered by the Historic District Commission at its next regular meeting, provided it has been filed, complete in form and content, at least ten (10) calendar days before the regularly scheduled meeting of the Commission.
- b. Contents of Application. The Commission shall, by uniform rule in its Rules of Procedure, require such data and information as is reasonably necessary to evaluate the nature of the application. An application for a Certificate of Appropriateness shall not be considered complete until all required data has been submitted. Nothing shall prevent the applicant from filing with the application additional relevant information bearing on the application.
- c. Notification of Historic District Commission. The Director of Planning and Community Development shall notify the Historic District Commission at least seven (7) calendar days before its regularly scheduled meeting of any pending applications for a Certificate or Master Certificate.
- d. Notification of Affected Property Owners. Prior to the issuance or denial of a Certificate of Appropriateness, the Commission shall take such action as may reasonably be required to inform the owner of any property likely to be materially affected by the application, and shall give the applicant and any such owner an opportunity to be heard.
- e. Public Hearing. In cases where the Commission deems it necessary, it may hold a public hearing concerning the application.
- f. Commission Action on Application. The Commission shall take action on the application and in doing so shall apply the Review Criteria, contained in Section I of this Ordinance.
- g. Reasons for Commission's Actions to Appear in Minutes. The Commission

shall cause to be entered into the minutes of its meeting the reasons for its actions, whether it be approval, approval with modifications, or denial.

- h. Local and State Coordination. The Historic District Commission shall use all reasonable efforts to expedite any concurrent process with the State Division of Archives and History if such a process is desired by the applicant for the purpose of securing both a Certificate of Appropriateness and a federal historic preservation tax credit.
- i. Time Limits. If the Commission fails to take final action upon any application within forty-five (45) days after the complete application is submitted to the City Director of Inspection Services, the application shall be deemed to be approved and a building permit may be issued. A Certificate of Appropriateness shall expire if a building permit has not been obtained within a year.
- j. Submission of New Application. If the Commission determines that a Certificate of Appropriateness should not be issued, a new application affecting the same property may be submitted only if substantial change is made in plans for the proposed construction, reconstruction, alteration, restoration or moving or other conditions related to the district or surrounding uses have changed substantially.

I. Review Criteria for Certificate of Appropriateness.

1. Intent.

It is the intent of these regulations to insure insofar as possible, that buildings or structures in the historic district shall be in harmony with other buildings or structures located therein. However, it is not the intention of these regulations to require the reconstruction or restoration of individual or original buildings or to prohibit the demolition or removal of such buildings or to impose architectural styles from particular historic periods. In considering new construction, the Commission shall encourage contemporary design which is harmonious with the character of the District.

In granting a Certificate of Appropriateness, the Commission shall take into account the historic or architectural significance of the structure under consideration and the exterior form and appearance of any proposed additions or modifications to that structure as well as the effect of such change or additions upon other structures in the vicinity, in accordance with the principles and guidelines for Certificates of Appropriateness adopted for the District. (See Sec. B.4).

2. Exterior Form and Appearance.

Any application for a Certificate of Appropriateness shall be subject to review based upon the design guidelines then in effect for the Preservation Plan of each historic district. Specific criteria shall be adopted for each district at the time that the Historic District Preservation Plan is adopted. These guidelines shall be set forth in a manual prepared and adopted by the Commission. The manual shall address the standards as adopted by resolution of the City Council.

3. Interior Arrangement Not Considered.

The Historic District Commission shall not consider interior arrangement. No Certificate of Appropriateness shall be required for interior changes. However, this does not excuse the property owner from obtaining any required building permit for interior work.

J. Certain Changes Not Prohibited.

Nothing in this ordinance shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in the Historic District which does not involve a substantial change in design, material, or outer appearance thereof, provided any required building permit is obtained. Nor shall this ordinance be construed to prevent the construction, reconstruction, alteration, restoration, or demolition of any such feature which the Director of Inspection Services or similar official shall certify in writing to the Commission as required by the public safety because of an unsafe or dangerous condition.

K. Delay in Demolition of Buildings Within Historic District.

An application for a Certificate of Appropriateness authorizing the demolition of a building or structure within the district may not be denied. However, the effective date of such a certificate may be delayed for a period of up to 180 days from the date of approval. The maximum period of delay authorized by this section shall be reduced by the Commission where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay. During such period the Historic District Commission may negotiate with the owner and with any other parties in an effort to find a means of preserving the building. If the Historic District Commission finds that the building has no particular significance or value toward maintaining the character of the district, it shall waive all or part of such period and authorize earlier demolition or removal.

L. Review of Application by Commission.

As part of its review procedure, the Commission may review the premises and seek the advice of the North Carolina Department of Cultural Resources or such other expert advice as it may deem necessary under the circumstances.

M. Appeal of Decision.

An appeal may be taken to the Board of Adjustment from the Commission's action in granting or denying any certificate; Appeals may be taken by an aggrieved party and shall be taken within times prescribed by Historic District Commission by general rule. An appeal from the Board of Adjustment's decision in any case shall be heard by the Durham County Superior Court.

N. Compliance.

Compliance with the terms of the Certificate of Appropriateness shall be enforced by the Director of Inspection Services. Construction or other work which fails to comply with a Certificate of Appropriateness shall be a violation of the Zoning Ordinance. The discontinuance of work for a period of six months shall be considered as a failure to comply with a Certificate of Appropriateness.

Nothing contained in this ordinance shall prohibit, impair, or limit in any way the power of the City of Durham to prevent the construction, reconstruction, alteration, restoration, or removal of buildings, structures, appurtenant fixtures, or outdoor signs in the Historic District in violation of the provisions of this ordinance. The enforcement of any remedy provided herein shall not prevent the enforcement of any other remedy or remedies provided herein or in other ordinances or laws.

O. State Recommendations.

No area shall be designated as an Historic District and the requirements of Subsection G.8.b.3 shall not be implemented until the Department of Cultural Resources shall have been given an opportunity, in accordance with the provisions of G.S. 160A-395(2), to make recommendations with respect to the establishment of the District.